

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-6**  
**May 22, 2018**  
**City Commission Chamber**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**  
**Vice Mayor Frank Quesada**  
**Commissioner Pat Keon**  
**Commissioner Vince Lago**  
**Commissioner Michael Mena**

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**Assistant City Manager, Peter Iglesias**  
**City Attorney, Miriam Ramos**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**

**Public Speaker(s)**

**Miami-Dade County Commissioner Rebeca Sosa**  
**Carlos Migoya**

---

Agenda Item F-6 [9:40: a.m.]

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 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. (04 12 18 PZB recommended approval, Vote 6-0)

---

City Commission Meeting

May 22, 2018

Agenda Item F-6 - Resolution of the City Commission of Coral Gables, Florida granting conditional use approval for medical use on property zoned Commercial Limited District legally described as Lots 8 & 9, 1 thru 5, 42 thru 50 & West ½ of Lot 41, Block 22, Coral Gables Flagler Street Section (3737 SW 8<sup>th</sup> Street & 36 Oviedo Avenue), Coral Gables, Florida.

Mayor Valdes-Fauli: Hello. How are you?

Miami-Dade County Commissioner Sosa: Mr. Mayor...

Mayor Valdes-Fauli: Our Commissioner.

Miami-Dade County Commissioner Sosa: Vice Mayor, members of the Commission, attorneys, Administration, what a pleasure to be in the beautiful city, the City Beautiful.

Mayor Valdes-Fauli: Your city.

Miami-Dade County Commissioner Sosa: No, the people's city. The neighbors are the ones that we represent with honor, and I am always here to tell you how proud I am and how proud the neighbors of Coral Gables are with the representation that they have. I'm here just -- I know you have an item in the agenda in terms of the urgent care for Jackson. I was able to get the funding for Jackson to open a daycare in District 6, that we don't have the ability to have to save lives, but for as long as everything is done in a way that neighbors are happy because they're going to be able to save lives, and at the same time, we make sure that the buffers that exist and the needs that they have to do it the right way are there, I'm always supportive. When the neighbors are happy and we're able to provide services is when we are doing our job jointly, so I thank you for that and to continue working with all of you for the hope to have the daycare for autistic youngsters, so parents can continue going to work when they cannot continue sending their children to schools or to work. So, we give them that possibility. Coral Gables is going to be the first city that is going to have something like that that is going to change the lives of so many. I had a visitor in my office the other day, her son is 19. He can't go to school anymore. He can't work. And one of the parents had to quit their job. Now they don't have enough money to be able to provide the needs of that child and this is going to change their lives. So, thank you for being the first ones to open your heart for something like that, because that is going to say a lot

---

City Commission Meeting

May 22, 2018

Agenda Item F-6 - Resolution of the City Commission of Coral Gables, Florida granting conditional use approval for medical use on property zoned Commercial Limited District legally described as Lots 8 & 9, 1 thru 5, 42 thru 50 & West ½ of Lot 41, Block 22, Coral Gables Flagler Street Section (3737 SW 8<sup>th</sup> Street & 36 Oviedo Avenue), Coral Gables, Florida.

more about this city and I know many people are going to benefit from that. You are going to be the trailblazers of something that can change their lives for the future.

Mayor Valdes-Fauli: Thank you, Commissioner.

Miami-Dade County Commissioner Sosa: So, thank you from the bottom of my heart, for your job, for your work. I'm always here. A pleasure working with you.

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: Thank you, Commissioner Sosa.

Mayor Valdes-Fauli: And we also...

Commissioner Keon: Through the Mayor...

Mayor Valdes-Fauli: We also have...

Commissioner Keon: I know that the -- I know that the Manager's office is -- she has a group of her staff that are looking into other organizations, universities, other places where maybe we can seed that program, because we know how important it is.

Mayor Valdes-Fauli: How important it is.

Commissioner Keon: So, we're not -- we haven't given up.

Miami-Dade County Commissioner Sosa: Never. And, I'm going to -- I have...

Commissioner Keon: Thank you.

Miami-Dade County Commissioner Sosa: A scheduled meeting with the school superintendent. I think that UM already came in front of this Commission before...

Commissioner Keon: Yeah.

Miami-Dade County Commissioner Sosa: To offer their services. I think that if we get...

Commissioner Keon: We will.

Miami-Dade County Commissioner Sosa: All that help and we join forces together so they -- those who know how to deal with that issue can deal with the issue, it's going to be easier. So, thank you very much. I really appreciate that.

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: Thank you.

Mayor Valdes-Fauli: And, we also have the head of Jackson Memorial Hospital here, and...

City Attorney Ramos: Mr. Chair, if I might. Item F-6 is 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 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, and providing for a severability clause, and providing for an effective date. This item is a public hearing item. It is not quasi-judicial. Pursuant to the Resolution 2018-017, this is a

legislative item, because it is a sitting of government facilities in the City of Coral Gables by another government, Miami-Dade County.

City Manager Swanson-Rivenbark: And Mr. Mayor, if I may, just as clarification, we are absolutely excited and committed to the concept of an autism house in Coral Gables, and we will continue to work for the appropriate location. You all allowed me to sit down with the neighbors in the area, because Jackson's proposal calls for the purchase of a single-family home, a -- demolishing of that home and the construction of eight spaces. It is very important to that neighborhood that those eight spaces are included as a part of the proposal. And so, we would not look at considering that location as the autism house. We will, though -- we are committed to finding another location. So, the presentation that is before you is for the urgent care center. It is at 8<sup>th</sup> Street. It is option 1 or option A, as a part of your proposal. And, I will tell you we've had enthusiastic support from the neighborhood on this project.

Mayor Valdes-Fauli: Thank you. Yes, Carlos.

Carlos Migoya: Good morning, Mr. Mayor and Commissioners. My name is Carlos Migoya, president of Jackson Health System, 1611 Northwest 12<sup>th</sup> Avenue, Miami. In front of you and thank you very much for allowing us to bring this to you. We're extremely excited to look at the possibility of acquiring, of course, and then building an urgent care with multispecialty facilities on a two-story, 10,000 square foot building that we will do in that facility. The first floor will be an urgent care center. The second floor will be a multispecialty, which means by that we'll have cardiologists. We'll have all the different specialties for that area. That area obviously is predominantly an older and younger, depending on which side of the street you're on, neighborhood. So, we want to make sure that we cater to the community from a standpoint of having multi-specialties of all kinds. At all times, the most that we'll have is probably about three to five doctors -- because they'll alternate -- using the offices. So, some of them will be there two days a week. Some of them will be three days a week. And so, the idea will be to provide the multispecialty on the second floor and urgent care center on the first floor. This will

be -- even though it'll be a Jackson-owned facility, it's a joint venture with the University of Miami. It'll be a UHealth Jackson facility, like our other urgent care centers are. We went in front of the neighbors. We're very excited about our presentation with the neighbors. Our presentation calls for having a six-foot hedge all along the northern side of the facility, so that we can provide some privacy to the neighbors. And, they were all -- seemed to be in very much support of having that hedge to be able to provide that. With me, we have Dennis Kerbel, the County attorney that's been working with us on this that can give you a little more -- a higher technical on all these issues. But we're all here to answer any questions. We also have the architect here and anyone else that can provide any questions -- answers if you have questions.

Mayor Valdes-Fauli: Thank you very much. I think it's a wonderful complement to Coral Gables and a great service to the residents of that area. I think it's wonderful.

Mr. Migoya: Well, you know, just one more thing. Jackson has never been in that area, so we're extremely excited to be able to provide support on the north side of Coral Gables. We have our partners, of course, with the Lennar Center on Dixie Highway, which is a great facility.

Mayor Valdes-Fauli: Yeah.

Mr. Migoya: This complements what we have with Lennar on the south side by having this on the north side. So, we're...

Mayor Valdes-Fauli: Beautiful.

Mr. Migoya: Extremely excited to be able to provide support to the community.

Mayor Valdes-Fauli: Beautiful. We thank you. Are there any questions?

Commissioner Mena: Yeah. I'd like -- I think this is a terrific project as well. I think it's a great addition to the area. One of the things I had brought up -- and I'd like to, again, just reiterate today is I think it would be extremely helpful if you all would consider on the north line of the property, in addition to the hedge, possibly doing a four-foot masonry wall. I say that from experience we've had in the area with a neighboring project where that was something that came out of a prolonged dispute that we had with the neighborhood. And the basic reason is not only for sound, but also for the headlights from the cars that are parking in that area. You may not have -- you know, with an urgent care, you will have people coming in at night, and there's homes directly across that street to the north. I forget exactly what street it is.

Commissioner Keon: Oviedo.

Commissioner Mena: Oh, it's Oviedo? Okay, so I would just ask that if you could, in addition to the hedge -- and I've asked our City Attorney, Miriam Ramos, to reach out to Mr. Navarro and give him -- and provide him with the specs of what we did in that situation. I think it's a small ask for a project of this size and I think it will go a long way towards maintaining peace with the neighbors and making sure that things go smoothly for everybody involved.

Mr. Migoya: If that's...

Mayor Valdes-Fauli: Thank you.

Mr. Migoya: If that's your wish, we're happy to do...

City Attorney Ramos: And, it's essentially a four-foot masonry wall with a hedge that provides a shielding effect at six foot at the time of planting.

Mayor Valdes-Fauli: Great. Thank you, Mr. Migoya. Thank you very much. And, I'd like to call Commissioner Sosa and you to have a picture taken with the Commission, if that's okay.

Commissioner Keon: Mike -- Commissioner, we need to vote.

Mayor Valdes-Fauli: Oh, yeah. We need a...

Commissioner Keon: We just need to vote quickly.

Mayor Valdes-Fauli: Motion...

Vice Mayor Quesada: Okay.

Mayor Valdes-Fauli: To approve.

Commissioner Keon: I'll move it.

Vice Mayor Quesada: I'll second it.

Mayor Valdes-Fauli: Okay. Will you call the roll, please?

Deputy City Clerk Urquia: Commissioner Keon.

City Attorney Ramos: Sir, this was a public hearing item. We need to ask whether there's a...

Mayor Valdes-Fauli: What?

City Attorney Ramos: Public -- this is a public hearing item. We need to ask whether there's any public comment.



Mayor Valdes-Fauli: Is there any member of the public that wishes to speak on this item? No, no member of the public.

City Manager Swanson-Rivenbark: There were no speaker cards. And also, I would like to point out Planning and Zoning Board recommended this 6-0.

City Attorney Ramos: Commissioner Mena, you had mentioned to me something about the extension of the wall, not just the height. Is that something you'd want to...?

Commissioner Mena: Yeah.

City Attorney Ramos: Flesh out?

Commissioner Mena: The entire north border of the property -- not Galiano, but just on Oviedo.

Commissioner Keon: Oviedo.

City Attorney Ramos: Oviedo.

Commissioner Keon: Alright, so we would like to move the item...

Unidentified Speaker: All the way to Galiano?

Commissioner Keon: To include...

Commissioner Mena: Yes.

Commissioner Keon: No.

Unidentified Speaker: It's -- just to clarify, I think it's the northern boundary of the property...

Commissioner Keon: Of the property...

Unidentified Speaker: Fronting Oviedo, but not going on Galiano.

Commissioner Keon: Oviedo, yeah.

City Attorney Ramos: Correct. That's correct.

Unidentified Speaker: Okay. Yeah, we have no issues with that.

Commissioner Mena: Thank you.

Commissioner Keon: Okay so...

City Attorney Ramos: The conditions that are being added, for the record, are the extension of the wall, the four-foot masonry wall and the six-foot hedge at the time of planting.

Unidentified Speaker: Yeah. I think the hedge was already part of the plan, so...

Commissioner Keon: But the masonry wall also, so I'll move it with those conditions.

Unidentified Speaker: And I think, just to clarify, the hedge goes on the outside and the wall on the inside?

Commissioner Keon: The...

Commissioner Mena: Yes.

Commissioner Keon: The neighbor's side.

Mayor Valdes-Fauli: Will you call the roll, please?

Unidentified Speaker: Okay, perfect.

Commissioner Keon: The neighbors side of the wall.

Unidentified Speaker: Just wanted to make sure.

Mayor Valdes-Fauli: Will you call the roll, please?

Commissioner Keon: Yes.

Commissioner Mena: Yes.

Vice Mayor Quesada: Yes.

Commissioner Lago: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: Unanimous. Thank you very much.

Commissioner Keon: Thank you.

Unidentified Speaker: Thank you very, very much.