

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. _____

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).

WHEREAS, the City of Coral Gables requesting conditional use approval to allow a Hospital valet parking (Doctors Hospital) on property zoned Special Use (S) for the property legally described Lots 19A & 20 and that portion of the un-dug University Waterway in Block 56 of the revised plat of Coral Gables Riviera Section 4 (5151 University Drive), Coral Gables, Florida;

WHEREAS, the proposed hospital valet parking is being submitted concurrently with a proposed Comprehensive Future Land Use Map amendment, Zoning Map amendment, and re-plat;

WHEREAS, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on August 11, 2021 at which hearing all interested persons were afforded the opportunity to be heard;

WHEREAS, at the Planning and Zoning Board's August 11, 2018 meeting, the Board recommended approval of the proposed conditional use (vote: 7-0) subject to conditions of approval;

WHEREAS, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the City Commission on April 21, 2022, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard;

WHEREAS, at the City Commission's April 21, 2022, meeting, the Commission continued the requested Conditional Use to the May 10, 2022, meeting to study sidewalk connections and feasibility for inclusion in the conditions of approval;

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 Hospital valet parking (Doctors Hospital) on property zoned Special Use (S) for the property legally described Lots 19A & 20 and that portion of the un-dug University Waterway in Block 56 of the revised plat of Coral Gables Riviera Section 4 (5151 University Drive), Coral Gables, Florida is hereby approved subject to all of the following conditions:

1. Property shall remain as a surface parking lot. No structure shall be built on the site.
2. Construction of the proposed project shall be in conformance with the site plan and landscape plans prepared by NELSON Worldwide. Any changes to the approved plans and drawings shall require Planning and Zoning Board review and City Commission review and final approval.
3. All existing mature canopy trees, including the existing Australian pines, shall remain within the property perimeter and along the waterway abutting the property.
4. Doctors Hospital Inc. proffers \$100,000 for sidewalks and related improvements as determined by City Staff upon review of public benefits.

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 14-203.10, “Changes to conditional use approvals.”

SECTION 4. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 5. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____ A.D., 2022.

APPROVED:

VINCE C. LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY