



City of Coral Gables Planning and Zoning Staff Report

Property: Jackson Urgent Care (3737 SW 8th Street)
Applicant: Jackson Health System
Application: **Conditional Use with Site Plan Review**
Public Hearing: Planning and Zoning Board
Date & Time: April 12, 2018; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Application request is for conditional use site plan review to allow a medical use and construction of an urgent care center on property zoned Commercial Limited District, which is permitted as a conditional use, on the property located at 3737 SW 8th Street. The Resolution under consideration is as follows:

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 W 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.

An application for conditional use site plan review requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

2. APPLICATION SUMMARY

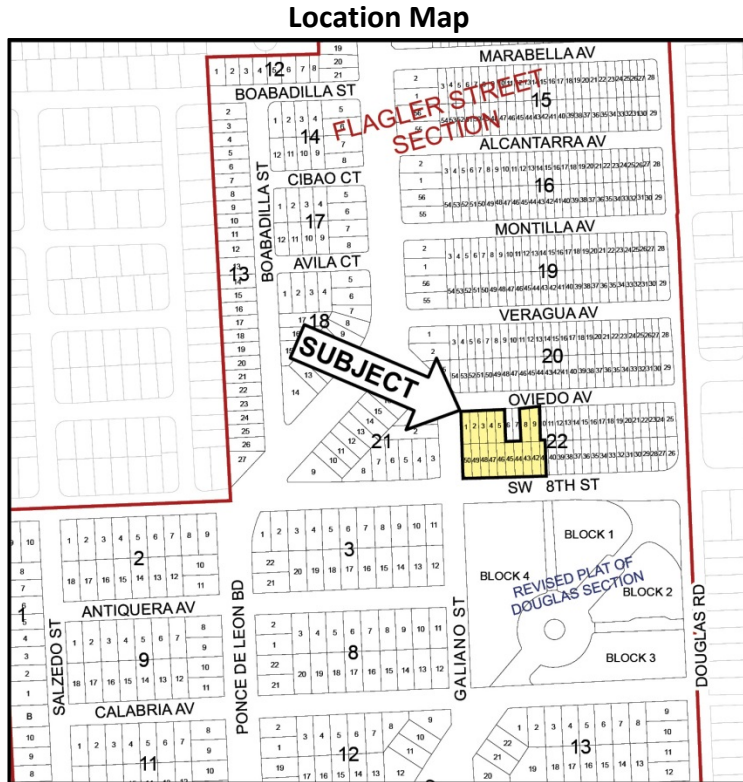
The Public Health Trust of Miami-Dade County, an agency and instrumentality of Miami-Dade County d/b/a Jackson Health Systems, has submitted an application for conditional use with site plan review in order to allow a medical-related use as part of an Urgent Care Center to be constructed on property zoned Commercial Limited District, which is permitted as a conditional use, on the property located at 3737 SW 8th Street. The application package submitted by the Applicant is provided as Attachment A.

The Applicant is requesting approval for a new 9,000 square foot Urgent Care facility which will include the Urgent Care Center on the ground floor, and a Primary Care Clinic on the second floor. A covered loggia is located on SW 8th Street as a public amenity to humanize the street. The site is proposed to be

fully landscaped to include a paved plaza with a water fountain feature.

The site is currently a vacant gym and adjacent parking lot. The proposed medical-related use in Commercial Limited requires public hearing review with a recommendation to be provided by the Planning and Zoning Board and City Commission approval as it is a conditional use.

The property is 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 W 8th Street & 36 Oviedo Avenue), Coral Gables, Florida, and is shown on the following location map and aerial:



Property Designations and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

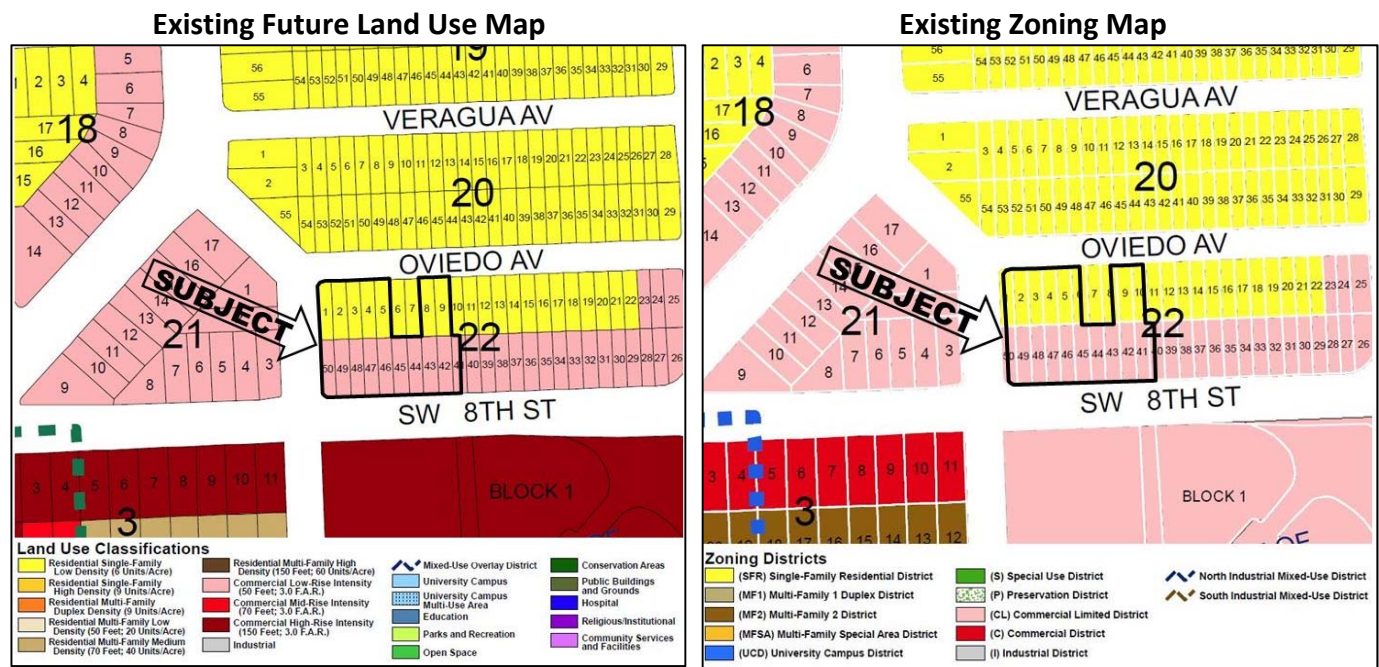
Comprehensive Plan Future Land Use Map designation	Lots 42-50 (south): Commercial, Low-Rise Intensity Lots 1-5, 8-9 (north): Residential Single-Family Low Density
Zoning Map designation	Lots 42-50 (south): Commercial Limited (CL) District Lots 1-5, 8-9 (north): Single-Family Residential (SFR) District

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	One (1) story single family	Residential Single-Family,	Single-Family Residential

Location	Existing Land Uses	CP Designations	Zoning Designations
	residences	Low Density	(SFR) District
South	Two (2) story commercial building (Douglas Entrance)	Commercial, Low-Rise Intensity	Commercial Limited (CL) District
East	Two (2) story commercial building	Commercial, Low-Rise Intensity	Commercial Limited (CL) District
West	One (1) story commercial building	Commercial, Low-Rise Intensity	Commercial Limited (CL) District

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Board of Architects	03.15.18
Planning and Zoning Board	04.12.18
City Commission	TBD

Proposal – Conditional Use Site Plan Review

Zoning Code Section 4-301, “Commercial Limited District (CL)” allows for medical-related uses as a conditional use on property zoned commercial limited if approved under the provisions of Article 3, Division 4. Conditional uses require public hearing reviews with a recommendation provided by the Planning and Zoning Board and review and approval granted by the City Commission pursuant to the requirements established in Zoning Code Article 3, “Development Review,” Division 4, “Conditional

Uses.”

Board of Architects Review

The Board of Architects reviewed the proposed plans for the Urgent Care on 03.15.18 and approved the preliminary design application.

Parking

The Application meets the parking requirements of 43 spaces by providing 46 spaces. The existing surface parking lot on lots 1-5 which are zoned Single-Family Residential, shall remain used for car storage for the proposed project. If the Application is approved, the Single-Family Residential zoned lots 8 and 9 will also allow parking.

3. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Findings of Fact - Conditional Use Site Plan Review

The Applicant’s proposal for conditional use site plan review in order to allow medical-related uses on property zoned Commercial Limited District, which is permitted as a conditional use, requires review and evaluation pursuant to various sections of the City’s Official Zoning Code. To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

Staff’s Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed medical-related use. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Staff's responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Section 3-408, "Standards for review" and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant's proposal with the review criteria set out in Zoning Code Section 3-408, and found that the application complies with the following standards and criteria:

- A. *"The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan."*

Staff comments: As concluded in this Staff report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval.

- B. *"The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area".*

Staff comments: Medical-related uses are conditional uses on property zoned Commercial Limited District. The proposed conditional use is compatible with many surrounding medical-related uses.

- C. *"The proposed conditional use does not conflict with the needs and character of the neighborhood and the City".*

Staff comments: The proposed medical-related use will not conflict with the existing single-family residential neighborhood to the north and will add to the pedestrian character. The Urgent Care will not conflict with the residential on-street parking as it is providing more than the required amount of off-street parking. Staff recommends upgrading Galiano Street with additional on-street parking, landscape, and bike facility.

- D. *"The proposed conditional use will not adversely or unreasonably affect the use of other property in the area."*

Staff comments: The Application will not adversely or unreasonably affect the use of the medical or single-family properties in the area and will supplement by providing additional off-street and on-street parking.

- E. *"The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures."*

Staff comments: The proposed use is a conditional use on property zoned Commercial Limited District, which is the Zoning designation of this property. If approved, the Urgent Care would offer basic medical services to the area and supplement the adjacent commercial uses.

F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

Staff comments: The new Urgent Care will provide a 2-story medical facility and off-street parking.

G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

Staff comments: Staff finds that when balancing the governmental interests of the County and the City, Staff finds that a high-quality urgent care facility will be of great benefit to the City. The proposed Urgent Care will be beneficial to the area as it will make better use of the urban corner and transform SW 8th Street and Galiano Street.

H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

Staff comments: The Application will contribute to the pedestrian circulation patterns of the current Coral Gables Trolley route and the proposed Urgent Care Center is designed close to the property line to create a more urban space on SW 8th Street and Galiano Street.

I. *“The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

Staff comments: The Application will not adversely impact public facilities as there will be an increase in on-street parking and bike facilities on Galiano Street. The proposed Urgent Care facility is comparable in size to the existing one-story commercial building onsite.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies

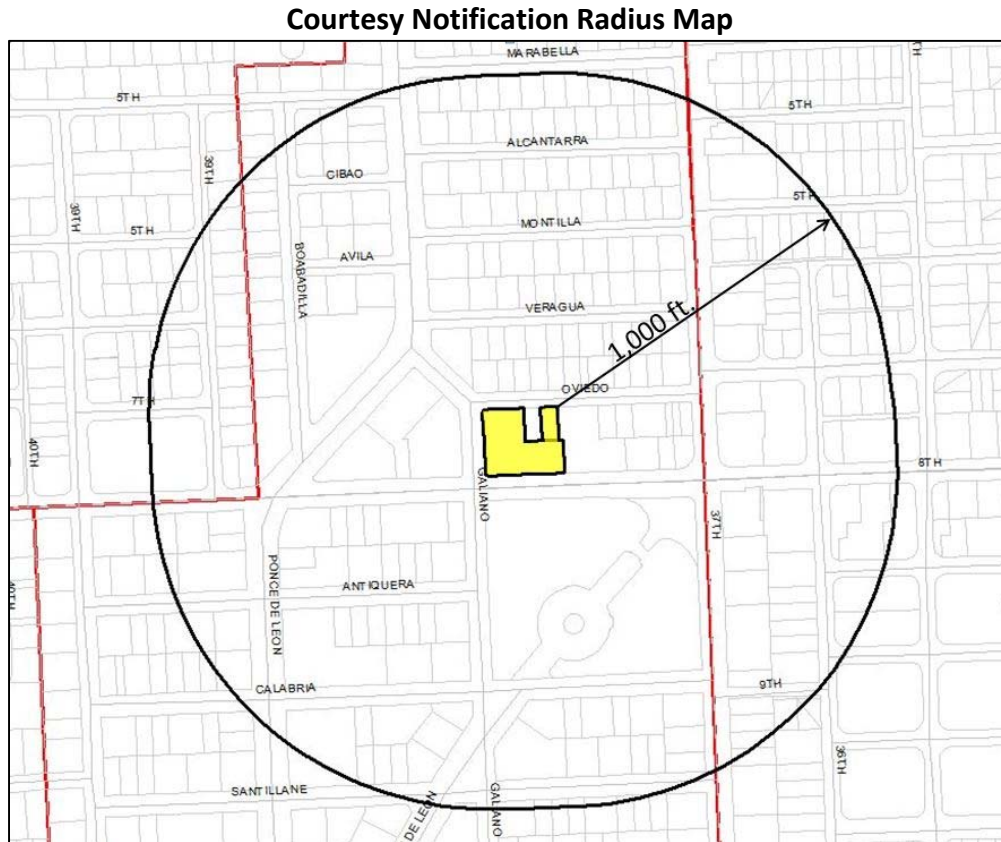
Ref. No.	CP Goal, Objective and Policy	Basis for Consistency
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
4.	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
5.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
6.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
7.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
8.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
9.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
10.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycling parking; street trees; improved pedestrian crossing with bulbouts, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies

Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff. The conditions of approval included will prevent any potential negative impacts in the surrounding area.

4. PUBLIC NOTIFICATION

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 03.29.18.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 539 notices were mailed. A map of the notice radius is as follows:



The following has been completed to solicit input and provide notice of the application:

Public Notice

Type	Date
Public information meeting	03.29.18
Courtesy notification - 1,000 feet	03.30.18
Posting of property	03.30.18
Legal advertisement	03.30.18
Posted agenda on City web page/City Hall	03.30.18
Posted Staff report on City web page	04.06.18

5. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the Application with conditions.

Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff's support of the application for Conditional Use Site Plan Review in order to allow a medical-related use on property zoned Commercial Limited District, which is permitted as a conditional use, is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented herein.

Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the Application is subject to the following conditions of approval:

The applicant, its successors or assigns, shall adhere to the following conditions:

1. Proposed loggia should be flush with the sidewalk.
2. Coordinate with Public Works staff for Galiano streetscape plans to reallocate space for additional on-street parking, bulb-outs with landscape and street trees, and bike lane.
3. Coordinate with Historical Resources and Cultural Arts Department to create an Art in Public Places piece on the corner of site as an entrance feature into Coral Gables.
4. Existing surface parking lot on Single-Family Residential Lots 1 thru 5 and proposed surface parking lot on Single-Family Residential Lots 9 and 10 shall only be used for car storage of proposed Urgent Care. Zoning will remain Single-Family Residential and any change of use will require Commission approval.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 03.30.18 Legal advertisement published.
- C. 03.30.18 Courtesy notice mailed to all property owners.
- D. 04.12.18 PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - APR 12, 2018

in the XXXX Court,
was published in said newspaper in the issues of
03/30/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

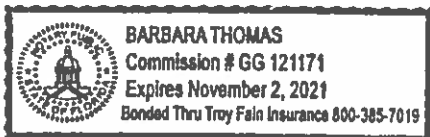
Johana Oliva

Sworn to and subscribed before me this
30 day of MARCH, A.D 2018

Barbara Thomas

(SEAL)

JOHANA OLIVA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Thursday, April 12, 2018, 6:00 – 9:00 p.m.
Location City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. 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 1/2 of Lot 41, Block 22, Coral Gables Flagler Street Section (3737 W 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.
2. A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Almeria Square" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.2754 acre (12,000 sq. ft) property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 29 and 30, Block 13, Coral Gables Biltmore Section (625 Almeria Avenue), according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida providing for an effective date.

The following items are related:

3. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Comprehensive Plan amendment procedures (ss. 163.3184, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

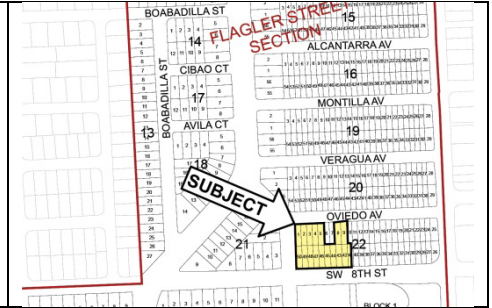
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City of Coral Gables Courtesy Public Hearing Notice

March 30, 2018



Applicant:	Jackson Health System
Application:	Conditional Use with Site Plan Review
Property:	3737 SW 8th Street & 36 Oviedo Avenue, Coral Gables, Florida
Public Hearing - Date/Time/ Location:	Planning and Zoning Board April 12, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on April 12, 2018 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

An application has been submitted by Jackson Health System for conditional use site plan review to allow an urgent care facility on a parcel zoned Commercial Limited District, which is permitted as a conditional use, on the property located at 3737 SW 8th Street, Coral Gables, Florida. The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

The Resolution under consideration is as follows:

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 W 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.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

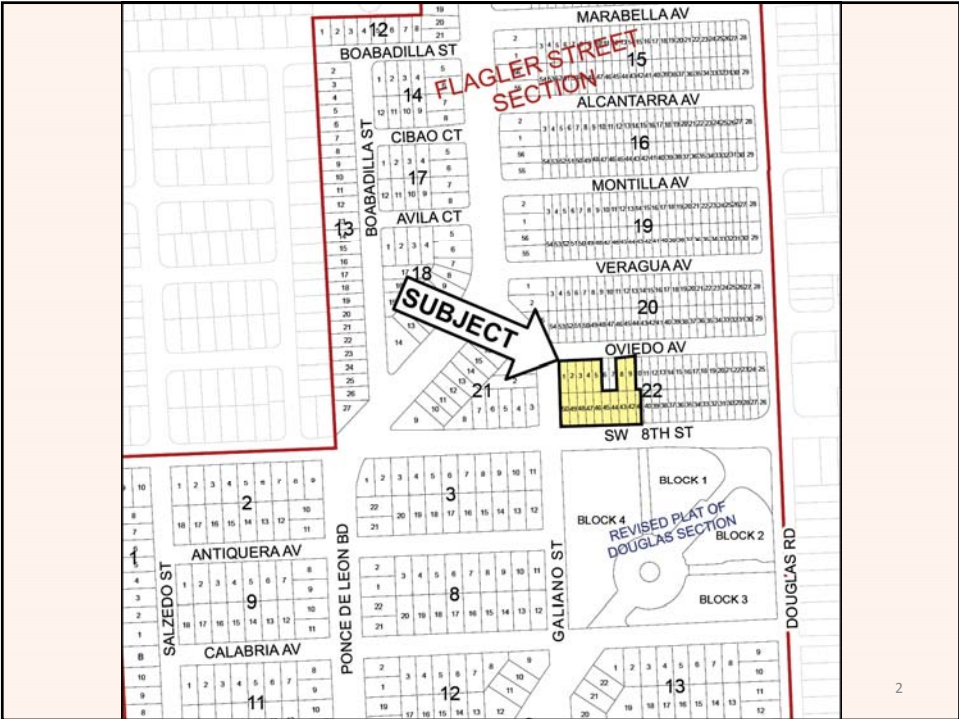


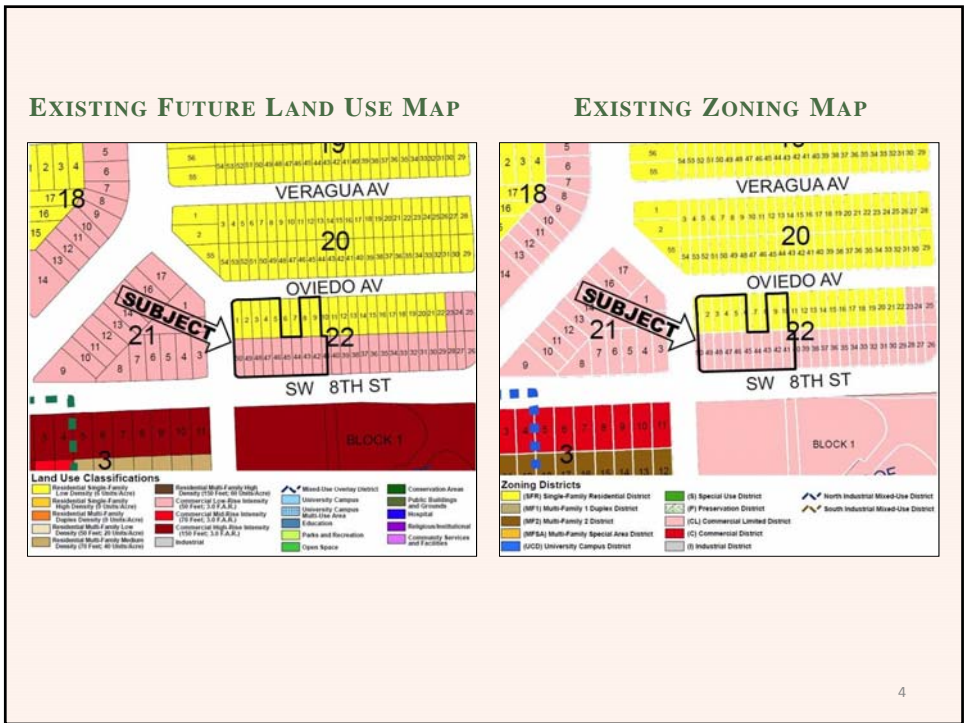
*Jackson
Urgent Care*

3737 SW 8TH STREET

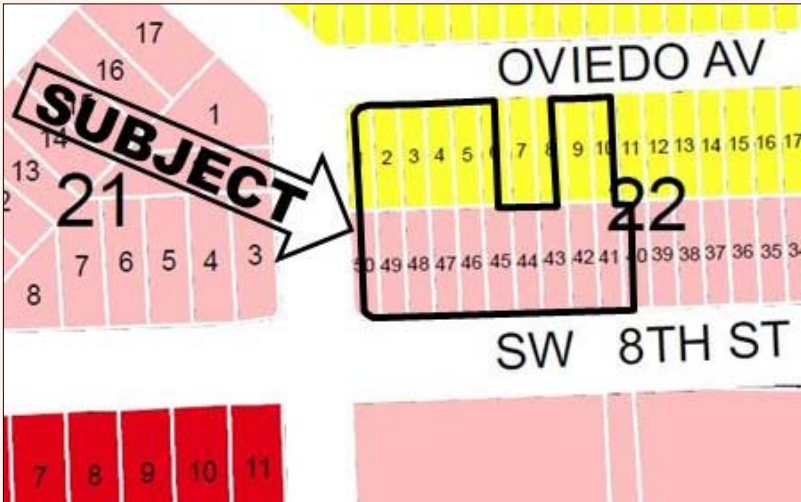
CONDITIONAL USE WITH
SITE PLAN REVIEW

PLANNING AND ZONING BOARD
APRIL 12, 2018





EXISTING ZONING



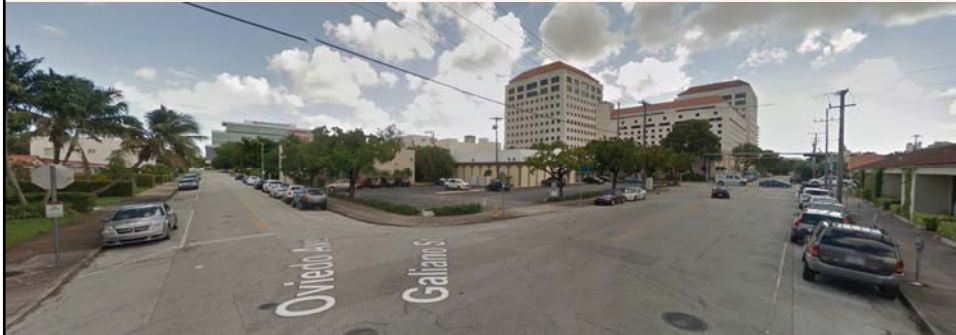
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CURRENT CONDITIONS



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CURRENT CONDITIONS



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REQUEST:
CONDITIONAL USE WITH
SITE PLAN REVIEW

8

MEDICAL-RELATED USE



9



NORTH ELEVATION

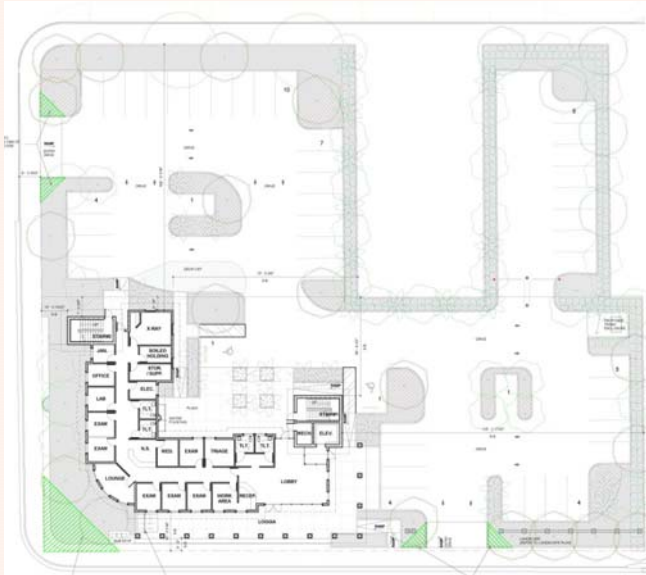
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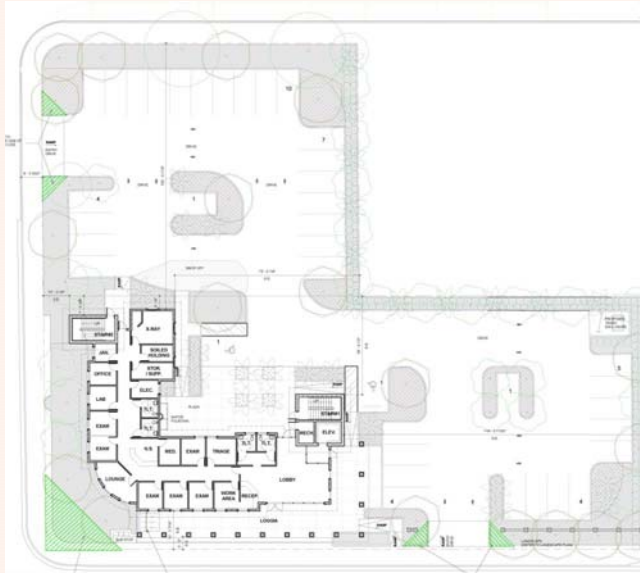
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MEDICAL-RELATED USE



14

MEDICAL-RELATED USE



15

PUBLIC NOTIFICATION



2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
2 TIMES	PROPERTY POSTING BOA, PZB
2 TIMES	WEBSITE POSTING BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

16

REQUEST: CONDITIONAL USE REVIEW



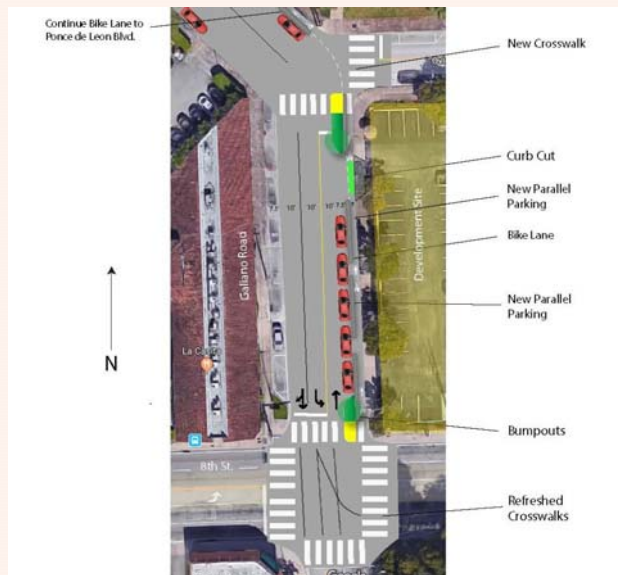
STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS OF THE APPLICATION FOR CONDITIONAL USE WITH SITE PLAN REVIEW.

THE STANDARDS IDENTIFIED IN ZONING CODE SECTION 3-408 FOR CONDITIONAL USE REVIEW ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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NEW ON-STREET PARKING AND LANDSCAPE



18

CONDITIONS OF APPROVAL:

1. PROPOSED LOGGIA SHOULD BE FLUSH WITH THE SIDEWALK.
2. INCLUDE GALIANO STREETScape PLANS TO REALLOCATE SPACE FOR ADDITIONAL ON-STREET PARKING, BULB-OUTS WITH LANDSCAPE AND STREET TREES, AND BIKE LANE.
3. COORDINATE WITH PUBLIC SERVICE TO RECONFIGURE PARKING LOT LAYOUT.
4. COORDINATE WITH HISTORICAL RESOURCES AND CULTURAL ARTS DEPARTMENT TO CREATE AN ART IN PUBLIC PLACES PIECE ON THE CORNER OF SITE AS AN ENTRANCE FEATURE INTO CORAL GABLES.
5. EXISTING SURFACE PARKING LOT ON SINGLE-FAMILY RESIDENTIAL LOTS 1 THRU 5 AND PROPOSED SURFACE PARKING LOT ON SINGLE-FAMILY RESIDENTIAL LOTS 9 AND 10 SHALL ONLY BE USED FOR CAR STORAGE OF PROPOSED URGENT CARE. ANY CHANGE OF USE WILL REQUIRE COMMISSION APPROVAL.

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Jackson Urgent Care

3737 SW 8TH STREET

CONDITIONAL USE WITH
SITE PLAN REVIEW

PLANNING AND ZONING BOARD
APRIL 12, 2018