

DOCTORS HOSPITAL ORTHOPEDIC CENTER CANOPY PROJECT
1150 CAMPO SANO AVE, CORAL GABLES, FL 33146

DRC SUBMISSION, JULY 29 2016

MGE ARCHITECTS
3081 SALZEDO ST. 3RD FLOOR
CORAL GABLES, FL 33134

DOCTORS HOSPITAL ORTHOPEDIC CENTER CANOPY

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	Level	<h1>Development Review Committee Application</h1>
	2	
City of Coral Gables, Florida	Review	Address: 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- Change in use or occupancy.
- Other: Rev. to appr'v'd conditional use

Property information

Street address of the subject property: 1150 Campo Sano Ave, Coral Gables, FL 33143

Property/project name: Baptist Health South Florida Doctors Hospital Orthopedic Center

Current land use classification(s): Healthcare

Current zoning classification(s): Business

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Last use/current use of the property/building(s): N/A

Proposed use(s) of the property/building(s): N/A

Size of property (square feet/acres): 274,913

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 446,197

Total number of residential units per acre and total number of units: N/A

Estimated cost of the existing/proposed building/project: \$800,000



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

June 9th Board of Architects preliminary hearing: approved

Project Legal Description: Lot(s): 03-4119-003-0010

Block(s): N/A

Section(s): N/A

Listing of all folio numbers for subject property:

03-4119-003-0010

General information

Applicant(s)/Agent(s) Name(s): Rolando Conesa

Telephone Contact No: 305-444-0413 Fax No.: N/A Email: rconesa @ mgearchitects.com

Mailing Address: 3081 Salzedo St., Coral Gables, FL 33134

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): Doctors Hospital, Inc.

Telephone Contact No: 786-308-3000 Fax No.: N/A Email: Aurelioar @ baptisthealth.net

Mailing Address: 6855 Red Road S-200, Coral Gables, FL 33143

(City)

(State)

(ZIP Code)



City of
Coral Gables,
Florida

Level

2

Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

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Property Owner(s) Name(s): Doctors Hospital, Inc.

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Mailing Address: 6855 Red Road S-200, Coral Gables, FL 33143

(City)

(State)

(ZIP Code)

Project Architect(s) Name(s): Daniel Breitner

Telephone Contact No: 305-444-0413 Fax No.: N/A Email: Dbreitner @ mgearchitects.com

Mailing Address: 3081 Salzedo St., Coral Gables, FL 33134

(City)

(State)

(ZIP Code)

Provide the date(s) and types of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

June 9th Board of Architects preliminary hearing: approved



Level
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Review

Development Review Committee Application

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Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Art in Public Places plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical Significance letter.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty Deed.
- Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: _____

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



Level
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Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
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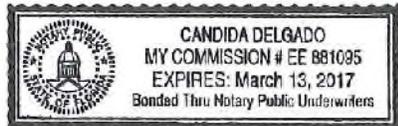
Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: ROLANDO CONESA
Address: 3001 SALZEDO ST., 3 rd FL. CORAL GABLES, FL 33134	
Telephone: 305.444.0413	Fax: —
Email: RCONESA@MGEARCHITECTS.COM	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 7th day of July by Rolando Conesa
(Signature of Notary Public - State of Florida)





(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: <u>Tim Munson</u>
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:

Address: 1150 CAMPO SAND AVE., CORAL GABLES, FL 33143

Telephone: 305-878-1215

Fax:

Email: LuisF@Baptisthealth.net

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 13 day of July 2016 by Tim Munson
 (Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

ROLANDO CONESA

Address:

3081 SALZEDO ST., 3rd FLR.
 CORAL GABLES, FL 33134

Telephone:

305.444.0413

Fax:

Email:

RCONESA@MGBARCHITECTS.COM



NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8th day of July by Rolando Conesa
 (Signature of Notary Public - State of Florida)



Candida Delgado

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

NARRATIVE STATEMENT

DATE: July 29, 2016

TO: DRC, City of Coral Gables

FROM: Rolando Conesa, AIA/Principal
MGE Architects, Inc.

PROJECT: Doctors Hospital Orthopedic Center Canopy
MGE Project Number: 2015.038

The existing 4-story orthopedic center at doctors hospital was built in 1994. It features an existing drop-off entry point on Campo Sano Ave. with steps that lead down to the 1st floor level, and 2 ramps on either side. The current condition of the entry point is in need of an upgrade to not only provide shelter from rain as patients enter, but also provide improved disability access as the current ramp system provides an uneven walking surface that can be difficult for incoming and outgoing disabled patients. The proposed solution to this problem is to bring the entry driveway closer to the building, and down to the level of the entry platform, so there is no need for stairs and a convoluted ramp system. The solution will also provide rain protection through the inclusion of a canopy made of steel structural members, and a polycarbonate canopy shell. This structure will be masked by a landscape buffer between the street and the driveway to ensure minimal visual impact to the neighbors across the street. Our design team has met with Ramon Tiras, Carlos Mindreau, and Ernesto Pino to get feedback on the proposed solution, and all have given their blessing (a favorable opinion) of the project, as they agree it will be an improvement to the current conditions.




Baptist Health South Florida
 Project Address
DOCTORS HOSPITAL
 5000 UNIVERSITY DRIVE
 CORAL GABLES, FLORIDA 33146

ORTHOPEDIC CENTER
 INTERIOR RENOVATIONS

OWNER
BAPTIST HEALTH SOUTH FLORIDA
 6855 RED ROAD
 CORAL GABLES, FLORIDA 33146

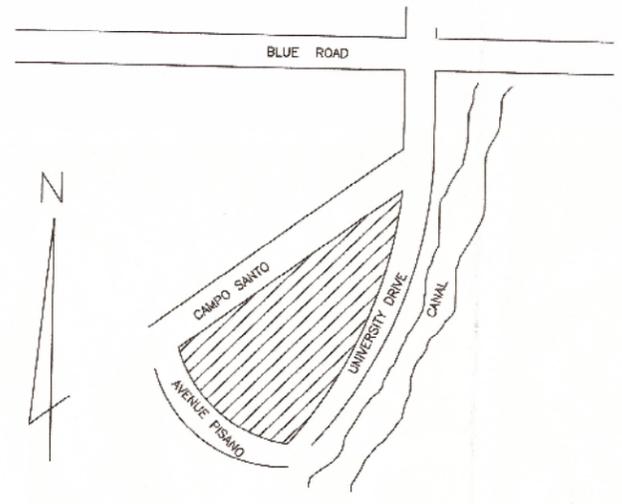
SCHEMATIC DESIGN
 JOB NUMBER - 2016.038
 DATE - 06/14/16
 NO. SUBMISSION NO. -
 CLIENT CODE NO. - 23/100020

REVISIONS/SUBMISSIONS:

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DRAWING TITLE:
ROUTING TRAFFIC DIAGRAM
 DRAWING NO: **A1.04**



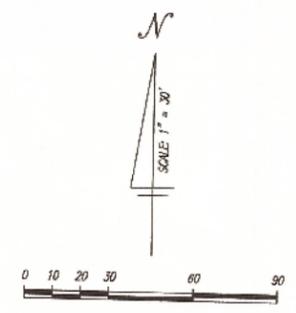
LOCATION SKETCH
NOT TO SCALE

GENERAL NOTES

- BEARINGS ARE BASED ON THE CENTER LINE OF UNIVERSITY DRIVE AS SHOWN ON THE PLAT OF "MAIN CAMPUS UNIVERSITY OF MIAMI" AS RECORDED IN PLAT BOOK 46 AT PAGE 4 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- ELEVATIONS REFER TO N.G.V.D. 1929 BENCHMARK NO. CGBM 139 EL. 11.58.
- THIS IS A BOUNDARY SURVEY.
- THIS PROPERTY LIES IN FLOOD ZONE X AND FLOOD ZONE AE WITH A BASE ELEVATION OF 7.0 AS PER FIRM #120639 0190 J DATED MARCH 2, 1994.
- LEGAL DESCRIPTION AS PROVIDED BY CLIENT
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS, OR RIGHTS OF WAY THAT MAY BE FOUND IN THE PUBLIC RECORDS.

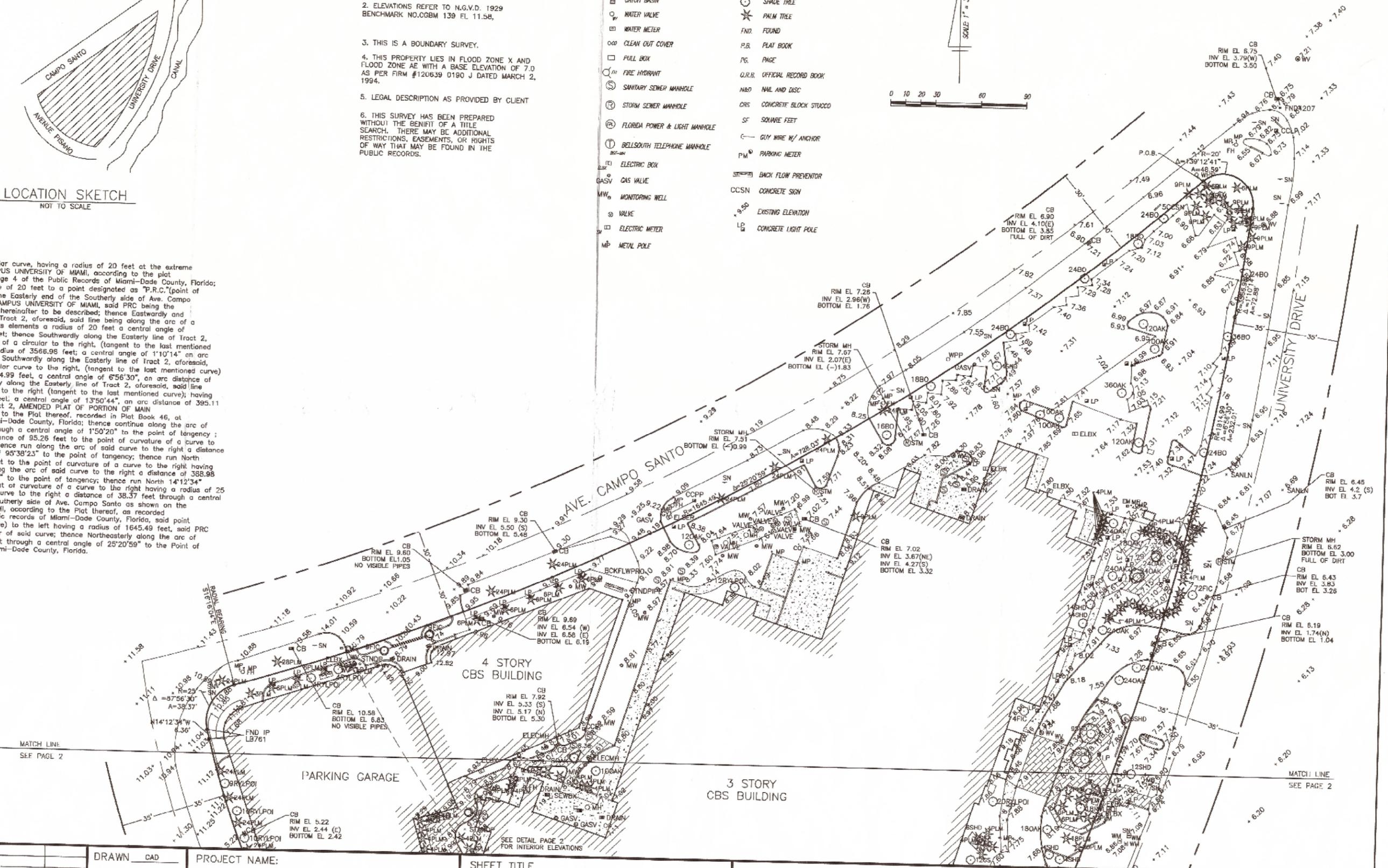
LEGEND

- IRON PIPE SET
- IRON PIPE FOUND
- ↑ TRAFFIC SIGN
- ▢ CATCH BASIN
- WATER VALVE
- WATER METER
- CLEAN OUT COVER
- FULL BOX
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- FLORIDA POWER & LIGHT MANHOLE
- BELLSOUTH TELEPHONE MANHOLE
- ELECTRIC BOX
- GAS VALVE
- MONITORING WELL
- VALVE
- ELECTRIC METER
- METAL POLE
- ▨ ASPHALT PAVEMENT
- ▨ CONCRETE
- ▨ PAVERS
- SHADE TREE
- ★ PALM TREE
- FND. FOUND
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORD BOOK
- N&D NAIL AND DISC
- CBS CONCRETE BLOCK STUCCO
- SF SQUARE FEET
- GUY WIRE W/ ANCHOR
- PM PARKING METER
- BACK FLOW PREVENTOR
- C.C.S.N. CONCRETE SIGN
- EXISTING ELEVATION
- LP CONCRETE LIGHT POLE



Legal Description

Commencing at the center of the circular curve, having a radius of 20 feet at the extreme Northeast corner of Tract 2, MAIN CAMPUS UNIVERSITY OF MIAMI, according to the plat thereof recorded in Plat Book 46 at page 4 of the Public Records of Miami-Dade County, Florida; thence Northwestwardly a radial distance of 20 feet to a point designated as "P.R.C." (point of reversed curvature), said PRC being at the Easterly end of the Southerly side of Ave. Campo Santo as shown on the Plat of MAIN CAMPUS UNIVERSITY OF MIAMI, said PRC being the point of beginning of the tract of land hereinafter to be described; thence Eastwardly and Southwardly along the Northerly line of Tract 2, aforesaid, said line being along the arc of a circular curve to the right, having for its elements a radius of 20 feet a central angle of 139°12'41" an arc distance of 48.59 feet; thence Southwardly along the Easterly line of Tract 2, aforesaid, said line being along the arc of a circular to the right, (tangent to the last mentioned curve) and having for its elements a radius of 3566.98 feet; a central angle of 1°10'14" an arc distance of 72.88 feet; thence continue Southwardly along the Easterly line of Tract 2, aforesaid, said line being along the arc of a circular to the right, (tangent to the last mentioned curve) having for its elements a radius of 1914.99 feet, a central angle of 6°56'30", an arc distance of 232.01 feet; thence continue Southwardly along the Easterly line of Tract 2, aforesaid, said line being along the arc of a circular curve to the right, (tangent to the last mentioned curve); having for its elements, a radius of 1635.03 feet, a central angle of 1°50'20", an arc distance of 395.11 feet to the most Easterly corner of Tract 2, AMENDED PLAT OF PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida; thence continue along the arc of said curve a distance of 52.48 feet through a central angle of 1°50'20" to the point of tangency; thence run South 31°23'26" West a distance of 95.26 feet to the point of curvature of a curve to the right, having a radius of 25 feet; thence run along the arc of said curve to the right a distance of 41.73 feet through a central angle of 95°38'23" to the point of tangency; thence run North 52°59'11" West a distance of 182.62 feet to the point of curvature of a curve to the right having a radius of 575.00 feet; thence run along the arc of said curve to the right a distance of 388.98 feet through a central angle of 38°45'37" to the point of tangency; thence run North 14°12'34" West a distance of 6.36 feet to the point of curvature of a curve to the right having a radius of 25 feet; thence run along the arc of said curve to the right a distance of 38.37 feet through a central angle of 87°56'30" to a point on the Southerly side of Ave. Campo Santo as shown on the Plat of MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46, at Page 4, of the Public records of Miami-Dade County, Florida; said point designated as PRC (point of reverse curve) to the left having a radius of 1645.49 feet, said PRC bearing South 16°16'04" East from center of said curve; thence Northeastwardly along the arc of aforesaid curve a distance of 728.03 feet through a central angle of 25°20'59" to the Point of Beginning; situate, lying and being in Miami-Dade County, Florida.



NO.	REVISION	DATE
3	CORRECT BLDG FOOT PRINT	4/28/10
2	ADDED DRAINAGE INVERT/BOTTOM ELEVATIONS	8/15/06
1	ADDED DRAINAGE INVERT ELEVATIONS	2/2/06

DRAWN CAD
CHECKED EAM
APPROVED SAC

PROJECT NAME:
DOCTORS HOSPITAL

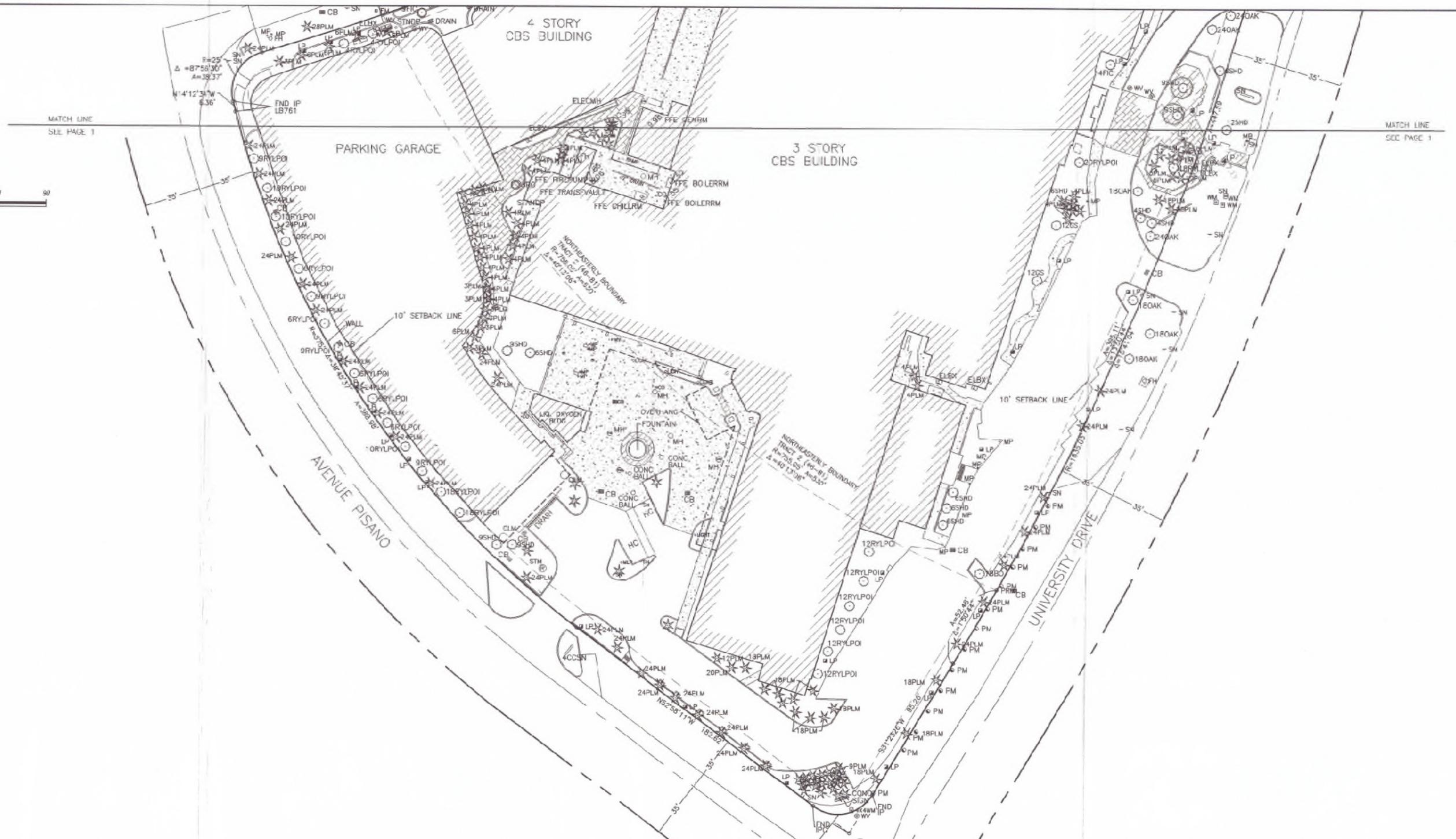
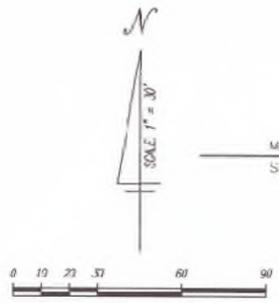
SHEET TITLE:
SURVEY SKETCH



AYLWARD ENGINEERING & SURVEYING, INC.
CIVIL & ENVIRONMENTAL ENGINEERS • LAND SURVEYORS • PLANNERS
3222 Ridge Trace, Davie, Florida 33328
954-424-5852 or 305-827-2216 Fax 954-424-5852 or 305-827-2216
aylwardengineer@bellsouth.net

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING W/WORK
DATE: 4/15/2005
SCALE: 1"=30'
PROJ. NO.: 05-117

SHEET 1 OF 2



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH REPRESENTS A RECENT SURVEY MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY COMPLES WITH MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

AYLWARD ENGINEERING & SURVEYING, INC.
LB No. 5163

Sharon Aylward Cox
SHARON AYLWARD COX, PLS No. 5450

THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

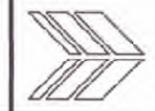
9	10' SETBACK LINE	05/08/14
8	ADDED AREA TO LEGAL DESCRIPTION	05/08/14
7	UPDATE SURVEY	03/05/14
6	UTILITY LOCATIONS PER LOCATOR PAINT MARKS	12/6/11

5	ADDED AVAILABLE PIPE SIZES, MATERIAL	6/17/11
4	SURVEY UPDATE	5/24/11
3	CORRECT BLDG FOOT PRINT	4/23/10
2	ADDED DRAINAGE INVERT/BOTTOM ELEVATIONS	8/15/06
1	ADDED DRAINAGE INVERT ELEVATIONS	2/2/06
NO.	REVISION	DATE

DRAWN CAD
CHECKED EAM
APPROVED SAC

PROJECT NAME:
DOCTORS HOSPITAL

SHEET TITLE:
SURVEY SKETCH



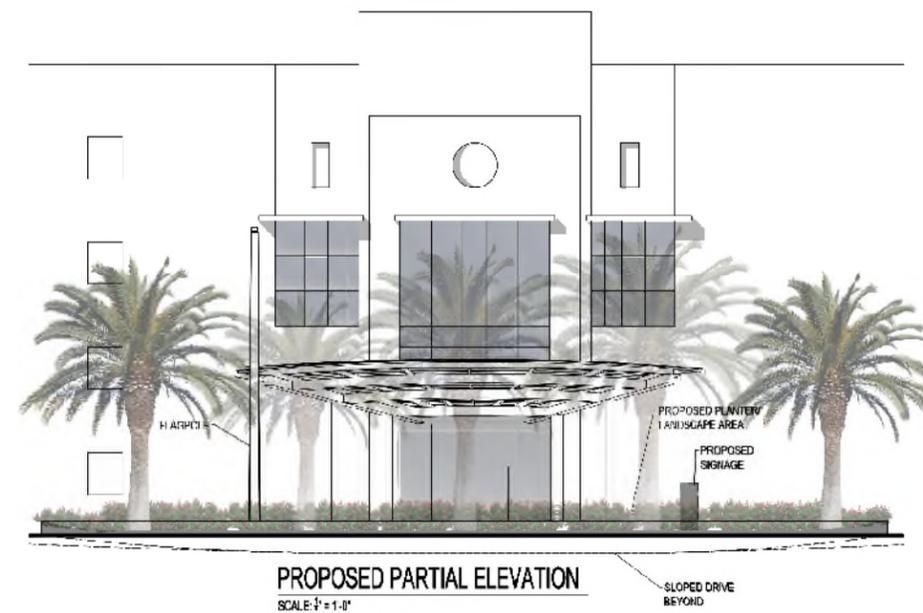
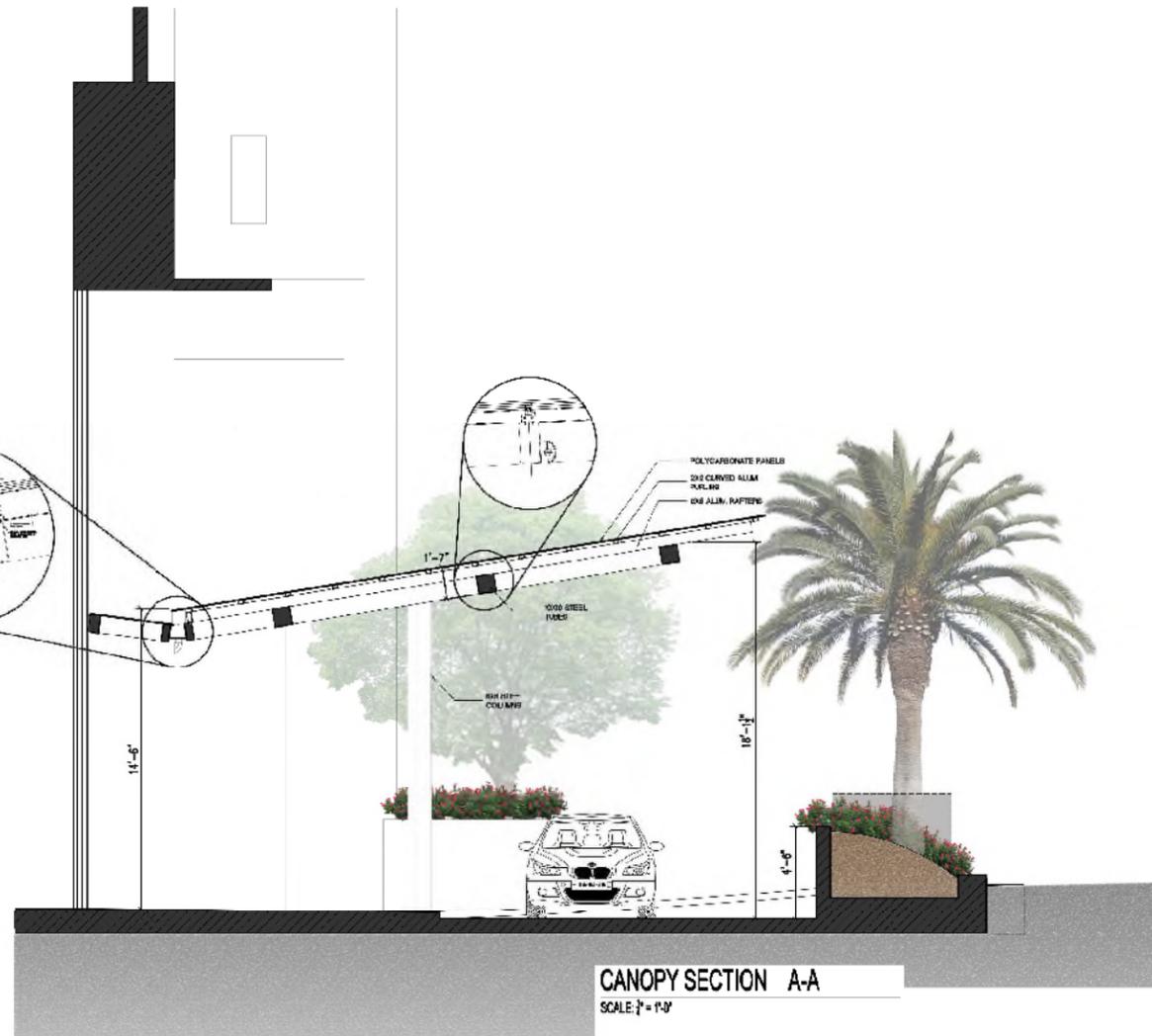
AYLWARD ENGINEERING & SURVEYING, INC.
CIVIL & ENVIRONMENTAL ENGINEERS • LAND SURVEYORS • PLANNERS
3222 Ridge Trace, Davie, Florida 33328 EB/LB No. 5183
954-424-5852 or 305-877-2216 Fax 954-424-5852 or 305-877-2216
aylwardengineer@bellsouth.net

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE PROCEEDING W/WORK
DATE: 4/15/2005
SCALE: 1"=30'
PROJ. NO.: 05-117/14-110

SHEET **2**
OF **2**

FULL LEGAL DESCRIPTION

MAIN CAMPUS UNIVERSITY OF MIAMI
PB 46-4
PORT OF TRACT 2 DESC BEG NE COR
OF TR 2 TH SWLY AD 304.89FT SWLY
AD 395.11FT SWLY AD 52.48FT
S 31 DEG W 95.26FT TH SWLY/NLY
AD 41.73FT N 52 DEG W 182.62FT
NWLY/NLY AD 388.98FT N 14 DEG W
6.36FT TH NELY AD 38.37FT NELYELY
AD 728.03FT TH ELY/SLY AD 48.59FT
TO POB
LOT SIZE 274913 SQFT
OR 21750-1143 10 2003 6
COC 24687-4765 07 2006 4



SCHEMATIC DESIGN

JOB NUMBER	2016.038
DATE	05/4/15
ID SUBMISSION NO.	X
CLIENT CODE NO.	23/100020

REVISIONS/SUBMISSIONS:

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△	
△	
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△	



JOSE L. CORTIPEZ, AIA AP-0008420
ROLANDO COMESA, AIA AP-001748
ROBERTO A. SMITH, AIA AP-001488

DRAWING TITLE:
SITE PLAN STUDY

DRAWING NO: **A1.02**

ORDINANCE NO. 1690

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY CHANGING THE ZONING ON THE NORTHEAST 1.90 ACRES OF TRACT TWO, "MAIN CAMPUS, UNIVERSITY OF MIAMI", CORAL GABLES, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, an application was made for a change of zoning of the Northeast 1.90 acres of Tract Two, according to Plat Book 46, Page 81 of the Public Records of Dade County, "Main Campus, University of Miami", which property adjoins Doctor's Hospital property, Coral Gables, Florida; and

WHEREAS, the City Commission of the City of Coral Gables approved on June 14, 1947 the construction of a general hospital and nurses' home on the property lying between Campo Santo and University Drive, which adjoins the said 1.90 acres on the North side thereof and, pursuant thereto, such improvements were constructed and are in operation; and

WHEREAS, after due Notice of Public Hearing duly published and notification of all property owners of record within five hundred feet (500'), a public hearing was held before the Planning and Zoning Board of the City of Coral Gables, Florida on June 3, 1968, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting of June 3, 1968 recommended that the application be approved with the requirements hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and, in particular, that certain Building Content and Area District Map, Plate No. 10, attached to and by reference made a part thereof, be and the same hereby is amended by changing the zoning from "University Use" to "CB Commercial Use" to permit hospital use only of the Northeast 1.90 acres of Tract Two, according to Plat Book 46, Page 81 of the Public Records of Dade County, "Main Campus, University of Miami", adjoining Doctors' Hospital property, Coral Gables, Florida.

SECTION 2. That such use and change of zoning is and shall be with the following requirements, to-wit:

- (a) That the entire property consisting of subject property and the adjoining property of Doctors' Hospital, Coral Gables, shall be platted in accordance with the requirements of Chapter 29 of the "Code of the City of Coral Gables, Florida", entitled: "Subdivisions";
- (b) That Avenue Pisano be dedicated as a public street;
- (c) That subject property shall be restricted to Hospital Use only;
- (d) That the development of such property shall be in accordance with plans heretofore submitted and approved by the Planning and Zoning Board and considered and approved by the City Commission at the Public Hearing held June 25, 1968.

SECTION 3. That all ordinances or parts of ordinances in conflict or inconsistent herewith hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS NINTH DAY OF JULY, A. D. 1968.

APPROVED:

C. L. Dressel
C. L. Dressel, MAYOR

William H. Kerdyk
William H. Kerdyk, VICE MAYOR

ATTEST:

Lorena V. Sheehy
Lorena V. Sheehy, CITY CLERK

Salie A. Burnett
Salie A. Burnett, DEPUTY CITY CLERK

ORDINANCE NO. 1914

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE 'ZONING CODE', BY DEALING WITH A CHANGE OF ZONING ON A PORTION OF TRACT 2, UNIVERSITY OF MIAMI MAIN CAMPUS, PLAT BOOK 46, PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY, CORAL GABLES, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, an application was made for a change of zoning on subject property from University Use to CB Commercial Use, to permit Hospital Use Only; located on "A Portion of Tract 2, University of Miami Main Campus", Plat Book 46, Page 81, Public Records, Dade County, Coral Gables, Florida; and

WHEREAS, after Notice of Public Hearing duly published and notification of all property owners of record within three hundred feet (300'), a public hearing was held before the Planning and Zoning Board of The City of Coral Gables, Florida on April 19, 1971, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting of April 19, 1971 recommended that the application be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and, in particular, that certain Building Content and Area District Map, Plate No. 10, attached to and by reference made a part thereof, be and the same hereby is amended to show henceforth a change of zoning on subject property from University Use to CB Commercial Use for Hospital Use, only; located on "A portion of Tract 2, University of Miami Main Campus, Plat Book 46, Page 81, being more particularly described as follows:

"Beginning at the most Easterly corner of Tract 2, amended plat portion of Main Campus University of Miami, according to the plat thereof recorded in Plat Book 46, at Page 81, of the Public Records of Dade County, Florida; thence run Northwesterly along the Northeasterly boundary of said Tract 2, and along the Arc of a curve concave to the Northeast having for its elements a radius of 755.05 feet and a central angle of $40^{\circ} 13' 06''$ a distance of 530.00 feet to the point of intersection of the last mentioned arc of a curve with the arc of a curve concave to the Northwest and having a radius of 1645.49 feet; said point bearing South $18^{\circ} 59' 05''$ East from the center of said curve, said Arc of a curve being the Southeasterly Right-of-way of Avenue Campo Sano, according to said Plat; thence run Southwestwardly along said Southeasterly boundary of said Avenue Campo Sano and along the arc of a curve concave to the Northwest, having for its elements a radius of 1645.49 feet and a central angle of $2^{\circ} 43' 01''$, a distance of 78.03 feet to the point of reverse curvature of a curve concave to the Southeast having for its elements a radius of 25 feet and a central angle of $87^{\circ} 56' 30''$, said point bearing North $16^{\circ} 16' 04''$ West from the center of said curve; thence run Southeastwardly along the arc of said curve, a distance of 38.37 feet to the point of tangency; thence run South $14^{\circ} 12' 34''$ East, a distance of 6.36 feet to the point of curvature of a curve concave to the Northeast having for its elements a radius of 575.00 feet and a central angle of $38^{\circ} 45' 37''$; thence run Southeastwardly along the arc of said curve a distance of 388.98 feet to the point of tangency; thence run South $52^{\circ} 58' 11''$ East, a distance of 182.62 feet to the point of curvature of a curve concave to the North having for its elements a radius of 25 feet and a central angle of $95^{\circ} 38' 23''$; thence run Southeastwardly and Northeastwardly along the arc of said curve a distance of 41.73 feet to the point of tangency, said point being on the Northwesterly Right-Of-Way of University Drive according to said plat; thence run North $31^{\circ} 23' 26''$ East along said Northwesterly Right-Of-Way of University Drive, a distance of 95.26 feet to the point of curvature of a curve concave to the Northwest; having for its elements a radius of 1635.03 feet and a central angle of $1^{\circ} 50' 20''$; thence run Northeastwardly along said Northwesterly Right-Of-Way of University Drive and along the arc of said curve, a distance of 52.48 feet to the point of beginning, containing 1.90 acres, more or less. (Property adjoining to the west of Doctor's Hospital), Coral Gables, Florida".

SECTION 2. That such use and change of zoning shall be subject to the following terms and conditions, to-wit:

- (a) That construction of such hospital shall be in accordance with submitted plans;
- (b) That final plans shall be approved by the Planning Board of this City.

SECTION 3. That all ordinances or parts of ordinances in conflict or inconsistent herewith be and the same hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY - FIFTH DAY OF MAY, A. D. 1971.

APPROVED:

W. Keith Phillips, Jr.
W. Keith Phillips, Jr., Mayor

ATTEST:

Loretta V. Sheehy
Loretta V. Sheehy, CITY CLERK

ORDINANCE NO. 2715

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE"; BY DEALING WITH A CHANGE OF ZONING ON THE BLOCK BOUNDED BY CAMPO SANO, AVENUE PISANO AND UNIVERSITY DRIVE (5000 UNIVERSITY DRIVE) CORAL GABLES, DADE COUNTY, FLORIDA; AMENDING SECTION 3-11, ENTITLED, "SPECIAL USES" TO INCLUDE HOSPITALS AND ACCESSORY USES AND INCLUDE ADDITIONAL REQUIREMENTS; AMENDING SECTION 3-7, ENTITLED, "CB - USE DISTRICTS", TO REMOVE 'HOSPITAL' AS A PERMITTED USE; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Doctors Hospital, a private hospital facility in the City of Coral Gables, wishes to further improve its property by constructing additional offices for physicians; and

WHEREAS, the bulk of the Doctors Hospital property is currently un-zoned, and a zoning classification must be established for the property before new development plans can be reviewed and considered for approval; and

WHEREAS, in order to ensure fairness and guarantee that requirements and conditions imposed on Doctors Hospital will be imposed on all other hospitals making similar applications within the City of Coral Gables, certain technical code amendments must first be made; and

WHEREAS, it is appropriate that Hospital Use be considered a special use rather than a commercial use and that it be listed in the same use district as other types of institutional and semi-public uses; and

WHEREAS, an application was made for a change of zoning on the block bounded by Campo Sano, Avenue Pisano and University Drive (5000 University Drive) from "CB" Commercial Use to "S" Special Use and the creation of "S" Special Use; to amend Section 3-11 to list hospitals and accessory uses as special uses and include additional requirements; and to amend Section 3-7 to remove 'hospital' use from the list of permitted uses in the "CB" zoning classification; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 24, 1987, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting of June 24, 1987 recommended to the City Commission that the applicant's request be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and in particular, that certain Use and Area Map Plate No. 10, attached thereto and by reference made a part thereof, shall be and it is hereby amended to show henceforth a change of zoning on the block bounded by Campo Sano, Avenue Pisano and University Drive (5000 University Drive) from "CB" Commercial Use to "S" Special Use and the creation of "S" Special Use, for the purpose of using the property for hospital uses as defined in Section 3-11 of the Zoning Code.

SECTION 2. That from and after the effective date of this Ordinance, Article III, Section 3-11 of Ordinance No. 1525, as amended, and known as the "Zoning Code", entitled, "Special Uses" shall be and it is hereby amended to read as follows:

ABE066

Sec. 3-11. SPECIAL USES. The uses as set forth herein below which do not fall within the definition of "R", "D", "A", "M" or "C" Uses, may be permitted as a Special Use, only after a special ordinance granting permission for such use shall have been passed and adopted by the City Commission, after a public hearing before the Planning and Zoning Board at which persons interested shall be accorded an opportunity to be heard. (2625)

Plans for construction of new buildings and additions to existing buildings associated with the uses listed below shall require the approval of the City Commission after a public hearing before the Planning and Zoning Board at which persons interested shall be accorded an opportunity to be heard.

- (a) Golf or tennis grounds or similar use.
- (b) Church, convent or parish use.
- (c) Private club as defined under Section 2-79 herein. The business of a club vendor as defined or classified under Section 2-33 herein may be conducted from and upon the premises of a private club which shall have been in continuous active existence and operation for a period of not less than two (2) years in Dade County. (See Section 23-6 for distance requirements).
- (d) Public Recreation building, park or playground.
- (e) Community Center Building.
- (f) Music school, public school, private school, boarding school or college, unless such private school, boarding school or college is operated so as to bring it within the definition of a C Use.
- (g) Police station, fire station or other municipal building or facility.
- (h) Public library, museum or art gallery.
- (i) Hospital and uses accessory to, and customarily associated with, a hospital, as follows:
 1. intermediate care facility.
 2. diagnostic facility.
 3. medical clinic and/or office.
 4. laboratory and research facilities.
 5. medical educational facilities.
 6. health/fitness facilities.
 7. rehabilitation facilities.
 8. pharmacy.
 9. support facilities such as: cafeteria, laundry, dietary services, child care, administrative offices, data processing and printing.
 10. convenience facilities for hospital users such as: snack bar, gift shop, chapel and florist.

Any ordinance permitting special uses as provided for hereinabove shall be construed as permitting only the specifically named or described special use, and not any other special use. Any property or premises designated upon the Use and Area Map by the letter symbol "S" alone shall be restricted to the specific special use permitted, and may be used for no other use whatsoever. Any property or premises designated the letter symbol "S" before and in conjunction with the letter symbol for an R or D Use District shall be restricted to use for the particular special use specified or for use permitted in the designated Use District, i.e. the letters "SR" shall denote a special use permitted in an R Use District, and the premises so designated may be used only for the specific special use permitted or for single family residences; and the letters "SD" shall denote a special use permitted in a D Use District, and the premises so designated may be used only for the specific special use designated, or for single family or duplex residences.

In granting the approval of a special use, the Planning and Zoning Board may recommend and the City Commission may prescribe appropriate conditions, restrictions or safeguards it deems to be in the best interest of the surrounding neighborhood and the general public.

SECTION 3. That from and after the effective date of this ordinance, sub-paragraph (25) of Article III, Section 3-7 of Ordinance No. 1525, as amended, and known as the "Zoning Code", entitled, "CB-Use Districts" shall be and it is hereby amended to read as follows:

Sec. 3-7. CB-USE DISTRICTS.

25. Sanitarium, public or private, convalescent home, nursing home.

SECTION 4. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF AUGUST, A. D., 1987.

APPROVED:


GEORGE M. CORRIGAN
MAYOR

ATTEST:


VIRGINIA L. PAUL
CITY CLERK

ABE088

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3022

AN ORDINANCE READOPTING ORDINANCE NO. 2763 AND APPROVING PLANS FOR CONSTRUCTION OF MEDICAL OFFICE BUILDING AND PARKING GARAGE ON BLOCK BOUNDED BY UNIVERSITY DRIVE, AVENUE PISANO AND CAMPO SANO (5000 UNIVERSITY DRIVE), RIVIERA SECTION PART 4, CORAL GABLES, DADE COUNTY, FLORIDA; AMENDING ORDINANCE NO 1525, AS AMENDED, AND KNOWN AS "ZONING CODE", BY AMENDING SECS. 11-2, 14-7 AND 13-8 (RECLASSIFIED AS SEC. 4-75) PERTAINING TO HEIGHT, SETBACK, NUMBER OF STORIES AND NUMBER OF BUILDINGS FOR MEDICAL OFFICE BUILDING AND PARKING GARAGE; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, on August 25, 1987, the Coral Gables City Commission adopted Ordinance No. 2715 designating hospitals and hospital accessory uses as "Special Uses"; and

WHEREAS, Sec. 3-11 of the "Zoning Code" requires that all Special Uses and related plans and drawings be reviewed and approved by the City Commission after a public hearing before the Planning and Zoning Board; and

WHEREAS, an application was made for approval of a four-story medical office building of approximately 49,920 square feet and a six-story parking garage having 454 parking spaces on the block bounded by University Drive, Avenue Pisano and Campo Sano (5000 University Drive), Riviera Section Part 4, Coral Gables, Dade County, Florida; and

WHEREAS, after notice duly published and notification of all property owners of record within three-hundred (300) feet, a public hearing was held before the Planning and Zoning Board on November 16, 1987, at which time the Board sent forth its recommendation to the City Commission; and

WHEREAS, the City Commission at its meeting of January 26, 1988 adopted Ordinance No. 2763 which approved plans for the construction of a medical office building and parking garage on the block bounded by University Drive, Avenue Pisano and Campo Sano; and

WHEREAS, the Circuit Court of Dade County, in case no. 92-10794CA30 entitled William J. Hartnett et al vs. City of Coral Gables et al entered a final judgment on January 14, 1993 ordering Ordinance No. 2763 declared void ab initio as a result of improper notice of the January 26, 1988 City Commission meeting and also ordering that "the City of Coral Gables is free to re-advertise and to hold a public hearing, to re-adopt the ordinance, if the City so chooses", and determining that the readvertisement should be accomplished pursuant to FSS Sec. 166.041(3)(a); and

WHEREAS, a notice of public hearing to readopt Ordinance No. 2763 was published on January 28, 1993 pursuant to FSS Sec. 166.041(3)(a); and

WHEREAS, the City Commission at its regular meeting of February 9, 1993 held a public hearing on first reading to readopt Ordinance No. 2763;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That plans drawn by **Wolfberg, Alvarez and Associates** and preliminarily approved by the Board of Architects on August 27, 1987 for the construction of a four-story medical office building and an attached six-story parking garage to be located on property bounded by University Drive, Avenue Pisano and **Campo Sano** (5000 University Drive), Riviera Section Part 4, Coral Gables, Dade County, Florida, shall be and they are hereby approved.

SECTION 2. That Sec. 11-12 (**reclassified** as Sec. 4-75) entitled, "Minimum Side Setbacks - Specific Locations" of Article XI of Ordinance No. 1525, as amended, and known as the "Zoning Code" is hereby amended by adding sub-paragraph **(tt.1)**1. as follows:

Sec. 11-12. Minimum Side Setbacks - Specific Locations.

(tt.1) Riviera Section Part Four

1. Property bounded by University Drive, Avenue Pisano and Campo Sano - ten (10) feet from Avenue Pisano.

SECTION 3. That Sec. 13-8 (**reclassified** as Sec. 4-75) entitled, "Apartments, Apartment Hotels, Hotels, Motels, Special Use Buildings and University of Miami Buildings Having a Height of More Than Three (3) Stories or Forty-Five (45) Feet", of Article XIII, of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended to permit two buildings on one building site as follows:

Sec. 13-8. Apartments, **Apartment-Hotels**, Hotels, Motels, Special Use Buildings and University of Miami Buildings Having a Height of More Than Three (3) Stories or Forty-Five (45) Feet.

Building sites for buildings or structures for apartments, apartment hotels, hotels, **motels**, special use buildings and University of Miami buildings having a height of more than three (3) stories or forty-five (45) feet shall have a street frontage of not less than one-hundred (100) feet and an area of not less than twenty thousand (20,000) square feet, provided, however, that in that portion of the Douglas Section bounded on the west by **Salzedo Street**, on the north by Southwest Eighth Street (**Tamiami Trail**), on the east by Douglas Road and on the south by Section "**K**" and Section "**L**", apartment buildings may be constructed to a height not exceeding six (6) stories or seventy (70) feet, whichever is less, provided that such building sites and density conform to Section 10-18. Additionally, property bounded by University Drive, Avenue Pisano and Campo Sano shall be allowed to have two (2) main buildings on one building site.

SECTION 4. That Sec. 14-7, (**reclassified** as Sec. 4-75) entitled, "Height of Buildings - Specific Locations", of Article XIV, of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended by adding sub-paragraph **(y)**, as follows:

Sec. 14-7. Height of Buildings - Specific Locations.

- (y)** A medical office building to have four (4) stories with a specific height of forty-eight feet, four inches (**48'-4"**) and a parking garage not to exceed six (6) stories with a specific height of forty-eight feet, four inches (**48'-4"**) on property bounded by University Drive, Avenue Pisano and Campo Sano.

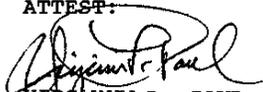
SECTION 5. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or **inconsistency**.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF **FEBRUARY**,
A. D., 1993.

APPROVED:


GEORGE M. CORRIGAN
MAYOR

ATTEST:


VIRGINIA L. PAUL
CITY CLERK
H/C(3) (K-) (B - Abstain)

AEJ548

DOCTORS HOSPITAL ORTHOPEDIC CENTER CANOPY

List of Owner's Representatives

Owner:

Doctors Hospital Inc

Aurelio Rey

6855 red road s-200

coral gables, fl 33143

786-308-3000

Aurelioar@baptisthealth.net

Architect:

MGE Architects

Rolando Conesa, AIA/Principal

3081 Salzedo St., 3rd floor

Coral Gables, FL 33134



CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CLERK

CITY OF CORAL GABLES 2016 JUN 29 AM 10: 52
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name Rolando Conesa
LOBBYIST

Print Your Business Name, if applicable MGE Architects

Business Telephone Number 305-444-0431

Business Address 3081 Salzedo St., Third Floor, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Federal ID#: _____

State the extent of any business or professional relationship you have with any current member of the City Commission.

PRINCIPAL REPRESENTED:

NAME Doctors Hospital, Inc. COMPANY NAME, , IF APPLICABLE _____

BUSINESS ADDRESS 6855 Red Road S-200, Coral Gables, FL 33143 TELEPHONE NO.: 786-308-3000

2016 JUN 29 AM 10:52

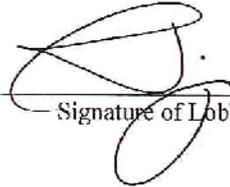
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I Rolando Conesa hereby swear or affirm under penalty of per-
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-
11, governing Lobbying and that all of the facts contained in this Registration
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-
tration Fee.

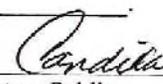

Signature of Lobbyist

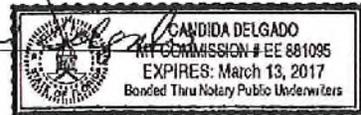
STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME personally appeared _____ to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 6.29.16

Personally Known
 Produced ID


Notary Public
State of Florida



\$150.00 Fee Paid

Received By S. DaCosta Date: 6/29/16

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

Data Entry Date: _____, 20____ Entered By: _____



CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CLERK

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

2016 JUN 29 AM 10: 52

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name Rolando Conesa
LOBBYIST

Print Your Business Name MGE Architects

Business Telephone Number 305-444-0431

Business Address 3081 Salzedo St., Third Floor, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Doctors Hospital, Inc.

Principal Address: 6855 Red Road S-200, Coral Gables, FL 33143 Telephone Number: 786-308-3000

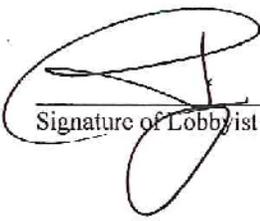
ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Approval for New canopy and driveway in existing drop-off entry point of Doctors Hospital MAB

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CLERK

2016 JUN 29 AM 10: 52

I Rolando Conesa hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.



Signature of Lobbyist

6.28.16

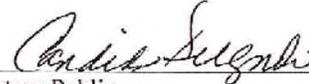
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Rolando Conesa to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 6.28.16

Personally Known
 Produced ID



Notary Public
State of Florida



For Office Use Only

Data Entry Date: _____, 20____ Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



CFN 20060719966
 DR Bk 24687 Pgs 4765 - 4767 (3pgs)
 RECORDED 07/05/2006 09:36:08
 DEED DOC TAX 0.60
 SURTAX 0.45
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Property Appraiser's
 Parcel Identification No. 03-4119-003-0010

Grantee's EIN No.: [REDACTED]

This instrument was prepared by:
 Kyle R. Saxon, Esq.
 Catlin Saxon Evans Fink Kolski & Romanez, L.L.P.
 2600 Douglas Road, Suite 1109
 Coral Gables, Florida 33134

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 1st day of July, 2006, by **SOUTH MIAMI HOSPITAL, INC.**, a Florida not-for-profit corporation, whose address is 7400 S.W. 62nd Avenue, South Miami, Florida 33143, as Grantor, to **DOCTORS HOSPITAL, INC.**, a Florida not-for-profit corporation, whose address is 5000 University Drive, Coral Gables, Florida 33146, as Grantee:

Witnesseth that the Grantor, as a charitable contribution, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Grantee, and its successors and assigns forever, the following described real property, located and situate in Miami-Dade County, Florida, to-wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is subject to:

1. Taxes for 2006 and subsequent years.
2. Applicable laws, zoning ordinances and regulations.
3. Conditions, limitations, restrictions, and easements of record, provided, however that this shall not serve to reimpose same.

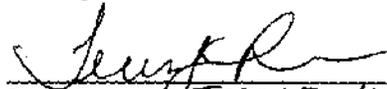
TOGETHER, with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all improvements now located on the Property.

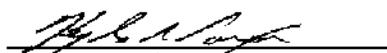
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed and the seal of the corporation affixed hereto the day and year first above written.

Signed, Sealed and Delivered
in the presence of:


Print Name: T. J. LAW


Print Name: KYLE R. SAXON

SOUTH MIAMI HOSPITAL, INC., a
Florida not-for-profit corporation

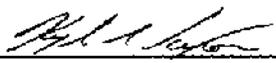
By: 
D. WAYNE BRACKIN, Chief Executive
Officer

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 30th day of June, 2006, by **D. WAYNE BRACKIN**, as Chief Executive Officer of **SOUTH MIAMI HOSPITAL, INC.**, a Florida not-for-profit corporation. He is personally known to me or has produced _____ as identification and did not take an oath.



Kyle R. Saxon
Commission #DD159250
Expires: Nov 26, 2006
Bonded Thru
Atlantic Bonding Co., Inc.



Notary Public, State of Florida
My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the center of the circular curve, having a radius of 20 feet at the extreme Northeast corner of Tract 2, MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, recorded in Plat Book 46, at Page 4, of the Public Records of Miami-Dade County, Florida; thence Northwestwardly a radial distance of 20 feet to a point designated as "P.R.C." (point of reversed curvature), said P.R.C. being at the Easterly end of the Southerly side of Ave. Campo Santo as shown on the Plat of MAIN CAMPUS UNIVERSITY OF MIAMI, said P.R.C. being the point of beginning of the tract of land hereinafter to be described; thence Eastwardly and Southwardly along the Northerly line of Tract 2, aforesaid, said line being along the arc of circular curve to the right, having for its elements a radius of 20 feet a central angle of 139° 12' 41" an arc distance of 48.59 feet; thence Southwardly along the Easterly line of Tract 2, aforesaid, said line being along the arc of a circular curve to the right, (tangent to the last mentioned curve) and having for its elements a radius of 3566.98 feet; a central angle of 1° 10' 14" an arc distance of 72.88 feet; thence continue Southwardly along the Easterly line of Tract 2, aforesaid, said line being along the arc of a circular curve to the right, (tangent to the last mentioned curve) having for its elements a radius of 1914.99 feet, a central angle of 6° 56' 30", an arc distance of 232.01 feet; thence continue Southwardly along the Easterly line of Tract 2, aforesaid, said line being along the arc of a circular curve to the right (tangent to the last mentioned curve), having for its elements, a radius of 1635.03 feet, a central angle of 13° 50' 44", an arc distance of 395.11 feet to the most Easterly corner of Tract 2, AMENDED PLAT OF PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida; thence continue along the arc of said curve a distance of 52.48 feet through a central angle of 1° 50' 20" to the point of tangency; thence run South 31° 23' 26" West a distance of 95.26 feet to the point of curvature of a curve to the right, having a radius of 25 feet; thence run along the arc of said curve to the right a distance of 41.73 feet through a central angle of 95° 38' 23" to the point of tangency; thence run North 52° 59' 11" West a distance of 182.62 feet to the point of curvature of a curve to the right having a radius of 575.00 feet; thence run along the arc of said curve to the right a distance of 388.98 feet through a central angle of 38° 45' 37" to the point of tangency; then run North 14° 12' 34" West a distance of 6.36 feet to the point of curvature of a curve to the right having a radius of 25 feet; thence run along the arc of said curve to the right a distance of 38.37 feet through a central angle of 87° 56' 30" to a point on the Southerly side of Ave. Campo Santo as shown on the Plat of MAIN CAMPUS UNIVERSITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book 46, at Page 4, of the Public Records of Miami-Dade County, Florida, said point designated as P.R.C. (point of reverse curve) to the left having a radius of 1645.49 feet, said P.R.C. bearing South 16° 16' 04" East from center of said curve; thence Northeasterly along the arc of aforesaid curve a distance of 728.03 feet through a central angle of 25° 20' 59" to the Point of Beginning; situate, lying and being in Miami-Dade County, Florida.

DATE	INVOICE NO	COMMENT	AMOUNT	NET AMOUNT
06/22/2016	06/22/16	MGE Project #2015.038/DH Orthopedic Center 5000 University Drive DRC Filing Fee		100.00
DATE 06/22/16			VENDOR CITY OF CORAL GABLES.	TOTAL 100.00



MGE ARCHITECTS, INC.
3081 Salzedo Street, 3rd Floor-Coral Gables, FL 33134
Tel. (305)444-0413

63-1631
670

16645

One Hundred and no/100

DATE	AMOUNT
06/22/16	16645 \$100.00

PAY
TO THE
ORDER
OF

CITY OF CORAL GABLES.

MARQUIS BANK



⑈016645⑈ ⑆067016312⑆ 011019153⑈