

CITY OF CORAL GABLES - MEMORANDUM -

TO: RAMON TRIAS
ASST. DIRECTOR
DEVELOPMENT SERVICES FOR P/Z

DATE: OCTOBER 7, 2021

FROM: PAUL RODAS, P.E.
CITY ENGINEER
PUBLIC WORKS

SUBJECT: TENTATIVE PLAT
GABLES VILLAGE

As per Zoning Code Article 3, "Development Review", Division 9, "Platting/Subdivision", the Public Works Department is required to review and comment on all proposed tentative plats. Public Works has reviewed the Gables Village tentative plat in accordance to the re-plat requirements specified in Zone Code Article 5, "Development Standards", Division 15 "Platting Standards and have the following comments:

1. The City of Coral Gables Public Works Department does not object to the re-platting of the subject property. The Department's Surveyor review revealed that the submitted plans and field work meet the minimum technical standards set forth by the Florida Board of Land Surveyors.
2. The proposed tentative plat shall be submitted to Miami-Dade County Transportation and Public Works Department and Miami-Dade County for review and approval, prior to consideration as final plat by the City Commission.
3. Utility easements by deed reservation along the side and rear lines of the existing lots (a.k.a. Merrick Easements) are to be vacated via Resolution by the City Commission of Coral Gables.

Additional comments that were part of the Development Review Committee process:

- Proposed sewer flow calculations and additional sewer system improvements may be required including but not limited to the lining of existing sewer lines and manholes abutting the property and improvements to the sewer mains downstream as necessary. The execution of a Sewer Agreement with the City may be required.
- Right-of-way improvements including resurfacing, regrading and decompaction of swale areas, and installation of streetlighting will be required along adjacent streets.
- Undergrounding of overhead utility lines.
- Streetscape improvements will be required in accordance with the City of Coral Gables streetscape master plan.

The Developer must review the full list of comments provided by all disciplines under the Development Review Committee and Planning and Zoning Board processes; they can contact Development Services at 305-460-5245 for details. For any questions or comments on the Public Works comments, please feel free to have them contact my office at (305)460-5048.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Ramon Trias', written over a circular stamp or seal.

City Engineer & Permit
Section Manager
City of Coral Gables
Department of Public
Works 2800 SW 72nd
Avenue Miami, FL 33155
T: 305.460.5048

cc: Ramon Trias, Assistant Director for
Planning
Hermes Diaz, P.E., Public Works
Director
Rick Ortiz, PSM, Public Works Surveyor