

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2015-158

A RESOLUTION AUTHORIZING PROPOSED MODIFICATIONS TO AN EXISTING ENCROACHMENT AT THE GABLES ESTATES SUBDIVISION'S ENTRANCE CONSISTING OF CONSTRUCTION OF ONE COLUMN ON THE NORTH AND ANOTHER ON THE SOUTH SIDE OF CASUARINA CONCOURSE; AND THE INSTALLATION OF DECORATIVE GATES ON THE NEW COLUMNS AT 600 CASUARINA CONCOURSE, CORAL GABLES; SUBJECT TO REQUIREMENTS OF PUBLIC WORKS DEPARTMENT.

WHEREAS, Mr. Randall Fiorenza, on behalf of Gables Estates Club, Inc., is requesting authorization for modifications to an existing encroachment at the entrance to the Gables Estates Subdivision consisting of construction of one column on the North and another on the South side of Casuarina Concourse; and the installation of decorative gates on the new columns at 600 Casuarina Concourse, Coral Gables; and

WHEREAS, the proposed encroachment has been reviewed and approved by the City's Board of Architects on July 15, 2015 under permit number AB-15-06- 6200; and

WHEREAS, the proposed encroachment is part of the proposed modification to existing encroachments is part of the plans prepared by Pacheco-Martinez & Associates LLC and processed under building permit number **BL-15-07-5014**;

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

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption.

SECTION 2. That the request to modify the existing encroachment consisting of construction of one column on the North and another on the South side of Casuarina Concourse; and the installation of decorative gates on the new columns at 600 Casuarina shall be and it is hereby approved, subject to the following requirements of the Public Works Department:

- a. That the decorative gates are maintained open at all times;
- b. That the proposed encroachments shall conform to the Florida Building Code and all pertinent Codes;
- c. That the City of Coral Gables reserves the right to remove, add, maintain, or have Gables Estates Club, Inc. remove any of the improvements within the right-of-way, at Gables Estates Club, Inc.'s expense;
- d. That Gables Estates Club, Inc. shall maintain the proposed encroachments in good condition at all times, at Gables Estates Club, Inc.'s expense;

- e. That in the event the Public Works Department must issue a permit for a utility cut in the future affecting the area in which the encroachments are approved, Gables Estates Club, Inc. shall replace any portion of the approved encroachment, at Gables Estates Club, Inc.'s expense.
- f. That Gables Estates Club, Inc. shall meet with the City Attorney's office for the purpose of providing all the information necessary for the office to prepare a Restrictive Covenant to be executed by Gables Estates Club, Inc., which runs with the title of the property, and which states, in addition to the above mentioned requirements, that Gables Estates Club, Inc. will provide Public Liability Insurance coverage for the encroachment in the minimum limits required by the City, and naming the City as an additional insured under the policy;
- g. That copies of the Restrictive Covenant, when fully executed and filed, together with certification of required insurance, be presented to the Development Services and Public Works Departments and permits thereafter be obtained for the work from both of these Departments.

SECTION 3. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF AUGUST, A.D., 2015.

(Moved: Quesada / Seconded: Lago)

(Yeas: Quesada, Slesnick, Kerdyk, Lago, Cason)

(Unanimous: 5-0 Vote)

(Agenda Item: C-2)

ATTEST:



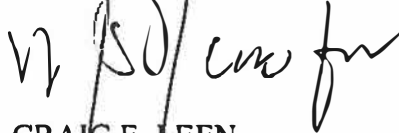
WALTER J. FOEMAN
CITY CLERK

APPROVED:



JIM CASON
MAYOR

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY

Gables Estates Club, Inc

August 11, 2015

City of Coral Gables
Public Works Department
2800 S.W. 72 Avenue
Miami, FL 33155
Attn: Ms. Jessica Keller

Re: Gables Estates Entry Gates

Dear M. Keller:

By means of this letter, we are requesting permission for modifications to the encroachment onto and over the right-of-way at Casuarina Concourse in Gables Estates. We are requesting approval from the City of Coral Gables to allow for the construction of one column on the North and another on the South side of Casuarina Concourse and the installation of decorative gates on the new columns. These gates will not be motorized and will be used for decorative purposes. The columns will be built in nearly identical structure and design to the columns on the entry walls to the community.

The attached drawings define the extent and location of the proposed modifications to the existing encroachments. As requested, we offer the following information regarding the adjacent properties:

a) Legal Description and Street Address of adjacent properties:

1) South Side of Casuarina Concourse: Rainaldo and Liana Rodriguez, 700 Casuarina Concourse, Lot 5 in Block A of Gables Estates No. 2, PB 60/37.

2) North Side of Casuarina Concourse: Ana Lourdes Adler, 701 Casuarina Concourse, Lot 21 Block 1 Cocoplum §1 PB 99/39.

b) Owner of said properties: as noted above

c) Name of Building: Gables Estates Entry Gates

d) Description of Proposed Encroachments: Improvements located on the north and south side of Casuarina Concourse to include a stone column to match the existing entry structures and an aluminum gate.

e) Architectural Board approval date: July 9, 2015

f) Historical Board Approval: not applicable

g) Miami-Dade County approval: not applicable

h) FDOT approval: not required

We have enclosed 20 copies of the plans to be submitted to the City Commission.

Should you have any questions or need additional information, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Randall P. Fiorenza". The signature is fluid and cursive, with the first name "Randall" and last name "Fiorenza" clearly legible.

Randall Fiorenza,
Secretary



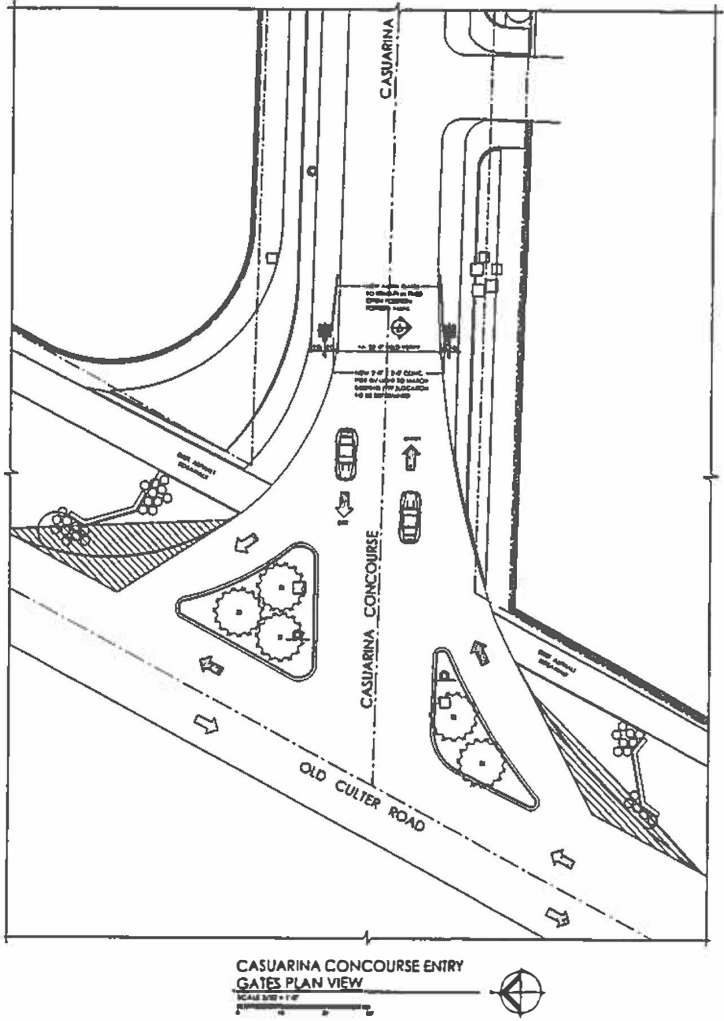
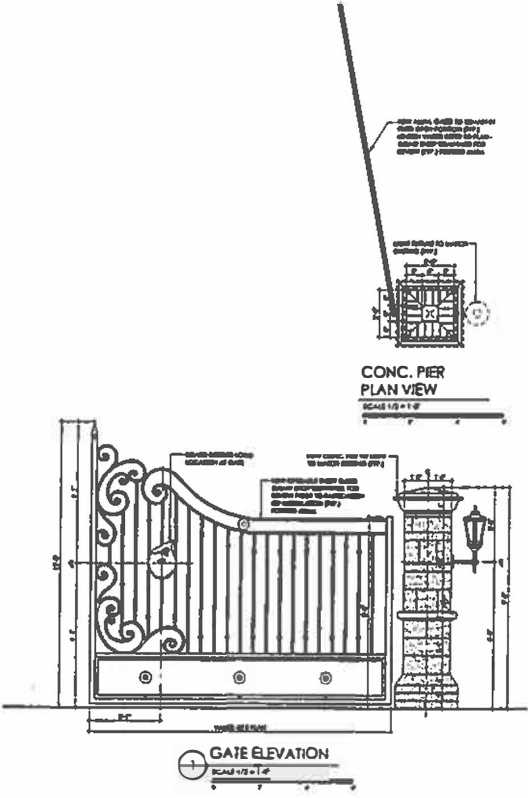
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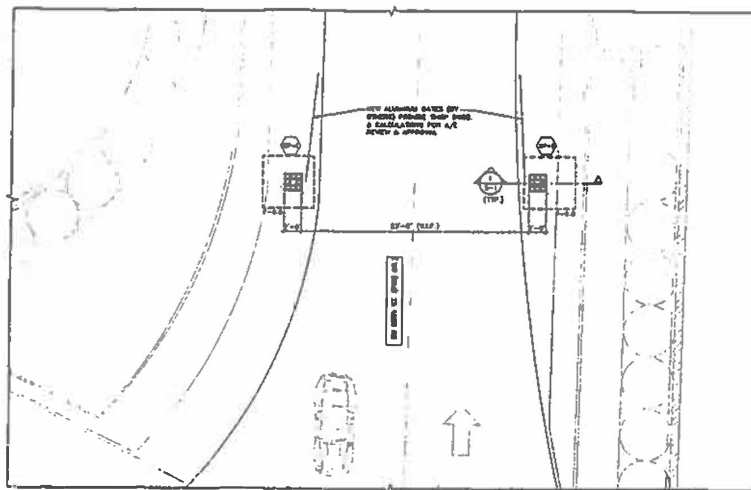
ESTATE



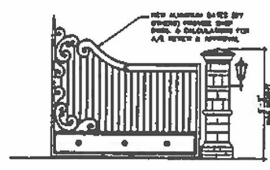


NOTE:
 SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR
 TO FABRICATION AND/OR INSTALLATION (TYP.) ALL ASSEMBLY
 GATES SHALL BE OPERABLE NOT MOTORIZED AND INTENDED
 FOR DECORATIVE PURPOSES. ALL DECORATIVE GATES SHALL
 REMAIN OPEN AT ALL TIMES.

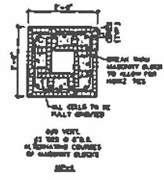




FOUNDATION & GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



ENTRY GATE ELEVATION
SCALE: 1/4" = 1'-0"



MASONRY PIER DETAIL
SCALE: 3/4" = 1'-0"

LAP SPLICE TABLE

BAR SIZE	LAP SPLICE LENGTH (in)	
	FOR 1000 PSI	FOR 2000 PSI
#3	12	12
#4	16	16
#5	20	20
#6	24	24
#7	28	28
#8	32	32
#9	36	36
#10	40	40
#11	44	44
#12	48	48

NOTE: LAP SPLICE LENGTH SHALL BE DETERMINED BY BAR SIZE.

LAP SPLICE TABLE
SCALE: 3/4" = 1'-0"

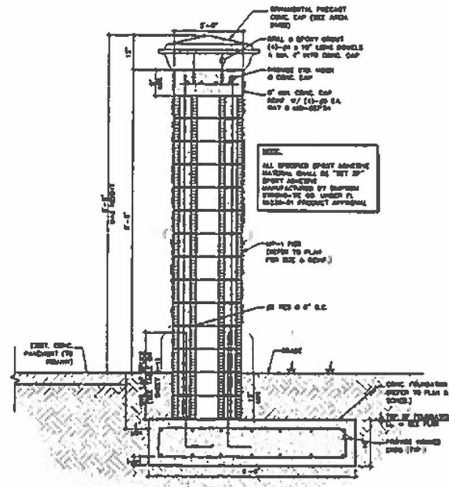
- PLAN NOTES:**
1. DIMENSIONS TO SURVEY POINTS & OTHER DATA FOR INFORMATION ONLY SHOWN ON THIS PLAN.
 2. CONFORM TO ALL LOCAL, STATE AND FEDERAL REGULATIONS WITH RESPECT TO CONSTRUCTION.
 3. ALL FOUNDATION SHALL BE CONSTRUCTED UNDER STRICT SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER, P.E. & SHALL BE A MIN. 12" THICK CONCRETE FOR FOC.
 4. ALLOWABLE SOIL BEARING CAPACITY IS 2000 PSF REFER TO GEOTECH. NOTES AND GEOTECHNICAL REPORT.

CONCRETE CONSTRUCTION STATEMENT:

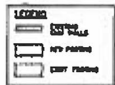
ALL CONCRETE SHALL HAVE THE COMPRESSION TEST RESULT PROTECTION THROUGHOUT CONSTRUCTION. SPECIES AS PER LOCAL CODE REQUIREMENTS BY THE LOCALITY PERMITS OFFICE. CONCRETE SHALL BE PLACED IN THE PRESENCE OF SUPERVISOR'S PRESENCE. MATERIAL IS TO BE PLACED IN THE ORDER & LEVEL ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION & CONSTRUCTION SERVICES.

CONCRETE FOOTING SCHEDULE

MARK	GLY TOP OF FOOTING	WxTx	THICK	REINFORCEMENT	REMARKS
1-10.0	CONCRETE	12" x 12"	12"	4 #4 @ 12" O.C.	12" x 12" x 12" @ 12" O.C.



SECTION 1
SCALE: 3/4" = 1'-0"



ALL CONCRETE SHALL HAVE THE COMPRESSION TEST RESULT PROTECTION THROUGHOUT CONSTRUCTION. SPECIES AS PER LOCAL CODE REQUIREMENTS BY THE LOCALITY PERMITS OFFICE. CONCRETE SHALL BE PLACED IN THE PRESENCE OF SUPERVISOR'S PRESENCE. MATERIAL IS TO BE PLACED IN THE ORDER & LEVEL ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION & CONSTRUCTION SERVICES.

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 28743

A RESOLUTION APPROVING MODIFICATIONS TO EXISTING ENCROACHMENTS AT ENTRANCEWAYS OF GABLES ESTATES SUBDIVISION AND AMENDING EXISTING AGREEMENT THEREFOR; SUBJECT TO REQUIREMENTS OF PUBLIC WORKS DEPARTMENT.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That a request to modify the existing entranceway encroachments in the Gables Estates Subdivision, including two new entry features on Arvida Parkway and a restroom within the guardhouse, an entry feature on Casuarina Concourse and the addition of a storage room to the guardhouse, and to install brick pavers on the roadway and modify existing landscaping, as approved by the Board of Architects on January 19, 1995, shall be and it is hereby approved, subject to the following requirements of the Public Works Department.
2. That the Gables Estates Homeowners Association shall be required to amend the existing agreement to include the modifications herein approved, subject to review and approval by the City Attorney.
3. That the encroachments shall be maintained in accordance with Section 16-2 of the Zoning Code, which requires that all landscaping and any other obstruction be kept at a maximum height of 3-feet above the driveway within the triangle of visibility.
4. That final working drawings for all work, including landscaping, irrigation and lighting, shall be submitted to Building and Zoning, Public Works and Public Service for approval.
5. That the City reserves the right to remove, add, maintain, or have the Gables Estates Homeowners Association remove at its expense any of the improvements within the right-of-way.
6. That the Gables Estates Homeowners Association shall replace and/or repair at its expense any portion of the encroachments affected in the event that Public Works must issue a permit for a utility cut in the area.
7. That copies of the fully executed agreement, together with the required insurance, shall be presented to Building and Zoning and Public Works and permits thereafter obtained from both departments.