

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2013-06

RESOLUTION AUTHORIZING ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY WITHIN THE COCOPLUM SUBDIVISION FOR THE PURPOSE OF REPLACING EXISTING WOOD SIGNS WITH STONE SIGNS AT TWO LOCATIONS, SUBJECT TO THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT.

WHEREAS, The Islands of Cocoplum Homeowners Association has requested permission to replace the existing wood signs at the center median and side swales at the intersection of Cocoplum Road and Los Pinos Boulevard and at the Prado Boulevard entrance; and

WHEREAS, the new stone signs will be constructed in the same location as the existing wood signs within the public right-of-way; and

WHEREAS, the proposed signs have been reviewed and approved by the City's Board of Architects;

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

SECTION 1. That 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 hereof.

SECTION 2. The request to encroach into the public right-of-way at the intersection of Cocoplum Road and Los Pinos Boulevard and at the Prado Boulevard entrance with stone signs at the Cocoplum Subdivision shall be and is hereby approved, subject to the following requirements of the Public Works Department:

- a. The City of Coral Gables reserves the right to remove, add, maintain, or have the Islands of Cocoplum Homeowners Association remove any of the improvements within the right-of-way, at The Islands of Cocoplum Homeowners Association's expense;
- b. The Islands of Cocoplum Homeowners Association shall maintain the proposed encroachments in good condition at all times at the Islands of Cocoplum Homeowners Association's expense;
- c. The proposed encroachments shall be constructed in accordance with the Florida Building Code and all other pertinent Codes;
- d. In the event the Public Works Department must issue a permit for a utility cut in the future within the area in which the encroachments are approved, the Islands of Cocoplum Homeowners Association shall replace the proposed encroachments so cut by the utility at the Islands of Cocoplum Homeowners Association's expense;

- e. The proposed encroachment be maintained in accordance with City Zoning Code, Section 5 1406, requiring that all visual obstructions be kept within a maximum height of thirty inches (30") within the triangle of visibility;
- e. The Islands of Cocoplum Homeowners Association shall meet with the City Attorney for the purpose of providing all information necessary for preparation of a maintenance agreement to be executed by the Islands of Cocoplum Homeowners Association, which states, in addition to the aforementioned requirements, that the Islands of Cocoplum Homeowners Association 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;
- f. That copies of the maintenance agreement, when fully executed and filed, together with certification of required insurance, shall be presented by the Islands of Cocoplum Homeowners Association to the Public Works Department and permits thereafter shall be obtained from that Department;

SECTION 3. This Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF JANUARY, A.D., 2013.
(Moved: Cabrera / Seconded: Quesada)
(Majority: (4-0) Vote)
(Absent: Kerdyk)
(Agenda Item: C-6)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY



**City of Coral Gables
CITY COMMISSION MEETING
January 22, 2013**

ITEM TITLE:

Resolution authorizing encroachments into the public right-of-way within the Cocoplum subdivision for the purpose of replacing existing wood signs with stone signs at two locations, subject to the requirements of the Public Works Department.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

The Islands of Cocoplum Homeowners Association has requested permission to replace the existing wood signs at the center median and side swales at the intersection of Cocoplum Road and Los Pinos Boulevard and at the Prado Boulevard entrance. The new stone signs will be constructed in the same location as the existing wood signs within the public right-of-way.

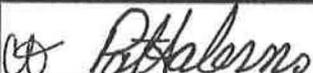
The proposed signs have been reviewed and approved by the City's Board of Architects.

The Public Works Department recommends approval of the request to encroach into the public right-of-way at the intersection of Cocoplum Road and Los Pinos Boulevard and at the Prado Boulevard entrance with stone signs at the Cocoplum Subdivision, subject to the following requirements of the Public Works Department:

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- e. The proposed encroachment be maintained in accordance with City Zoning Code, Section 5-1406, requiring that all visual obstructions be kept within a maximum height of thirty inches (30") within the triangle of visibility.

- f. The Islands of Cocoplum Homeowners Association shall meet with the City Attorney for the purpose of providing all information necessary for preparation of a maintenance agreement to be executed by the Islands of Cocoplum Homeowners Association, which states, in addition to the aforementioned requirements, that the Islands of Cocoplum Homeowners Association 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;
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APPROVED BY:

Department Director	City Attorney	City Manager
		

ATTACHMENT(S):

1. Resolution
2. Letter of Request from the Islands of Cocoplum Homeowners Association
3. Proposed signage plans
4. Board of Architect's approval signature

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. _____

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APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY



10/16/2012

Public Works Department
City of Coral Gables
2800 SW 72 Avenue
Miami, Florida. 33155

Re: Request for permission for encroachment

The "Islands of Cocoplum Homeowners Association" is requesting permission to encroach on the Right of Way. The association currently has permission to encroach, and has Wood signs located at the desired location. It is the intent to replace these wood signs with a more attractive stone feature that would be more up to the distinctive "Coral Gables" architectural standard.

The Stone feature located on the center median, and side swales at the intersection of Cocoplum Road and Los Pinos. This would be adjacent to the Clifford Suchman residence located at 185 Cocoplum Rd. (Legal Description: CORAL GABLES BISC BAY SEC 1 PL B PB 25-50 LOTS 64-68 INC BLK 4 LOT SIZE 250.00 X 150 OR 13931-1166 1288 1 OR 13931-1166 1288 00)

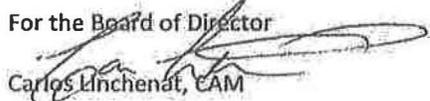
The structure in the center median would be 11 foot 4 inches wide, 6 feet in height. The structures on the swales would be 4 foot, 3 inches wide, by 8 feet in height

The other would replace the entrance feature on Prado Blvd. This would be adjacent to the Edward Peron Residence located at 6995 Prado Blvd (Legal Description: COCOPLUM SEC 2 PLAT D PB 128-99 LOT 1 BLK 18 LOT SIZE 15361 SQ FT M/L OR 14231-2229 0889 1 OR 14231-2220 0889 00. This structure would be 9 feet wide and 5 feet in height.

These features would be will be installed as directed by Coral gables Building and Zoning requirements. The Association will maintain the new structure accordingly at all times, and will never impede the triangle of vision or be a detriment in anyway. The Architectural Board has approved (August 2010) and was very happy to see the design was going to compliment the Guardhouse and other Architectural design throughout Coral Gables.

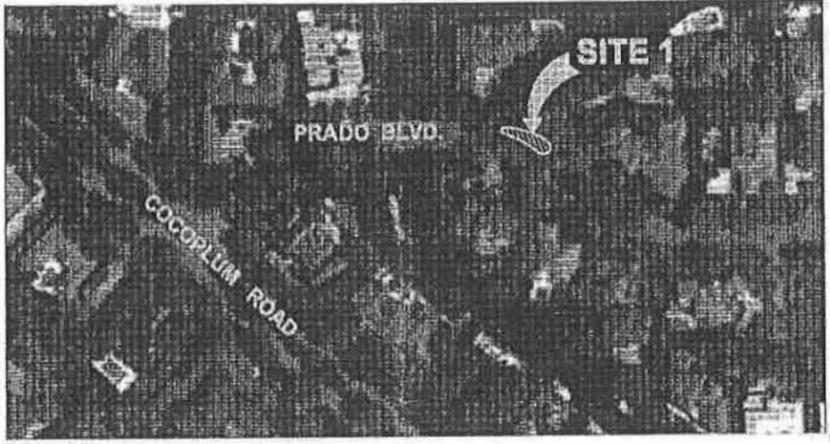
If more information is needed please contact me.

For the Board of Director


Carlos Linchenat, CAM
Community Manager

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY LOCATIONS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO INSTALLING ANY SIGN.
2. CONTRACTOR / SUB-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR SIGNS PRIOR TO FABRICATION AND/OR INSTALLATION FOR REVIEW AND APPROVAL.



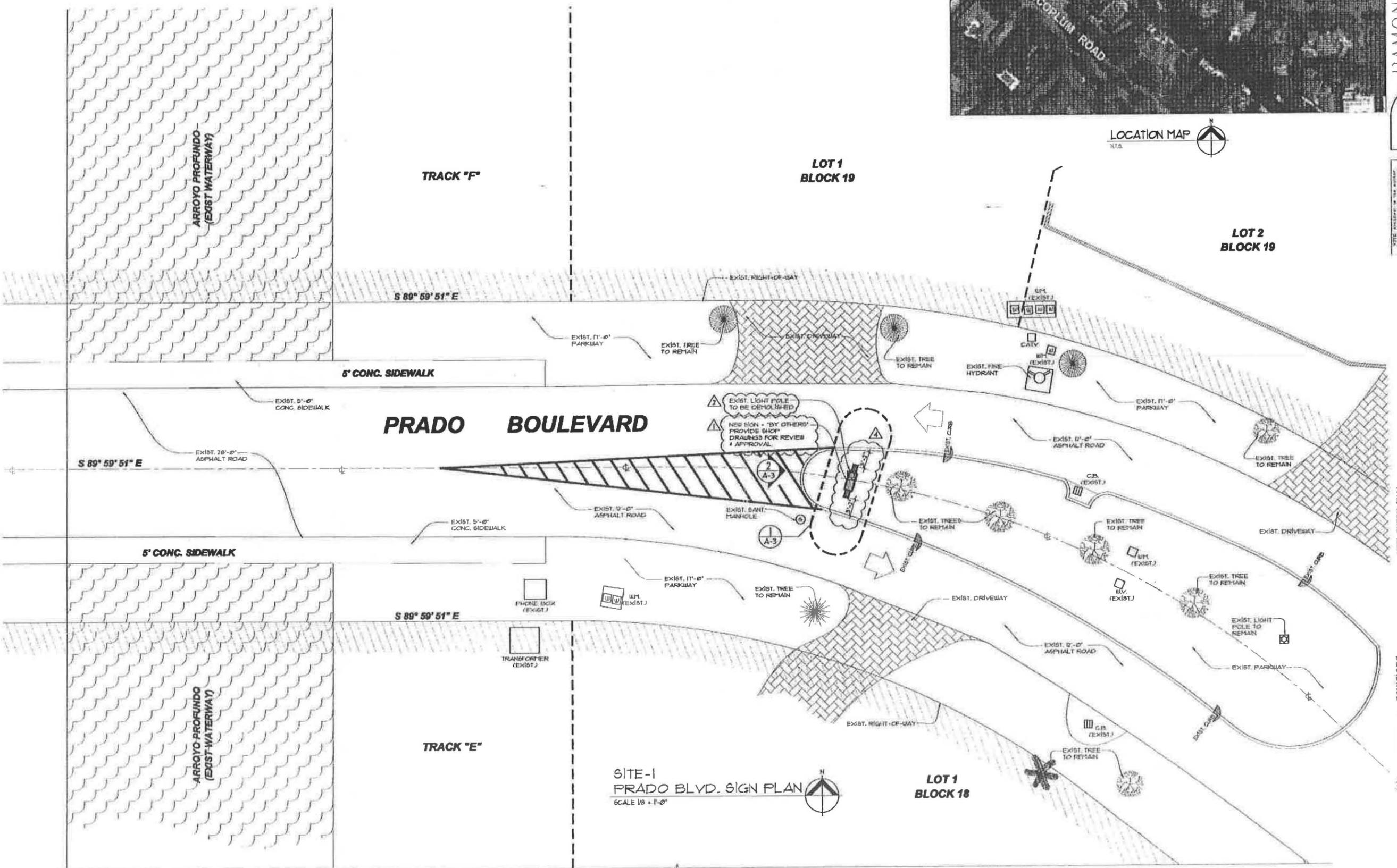
LOCATION MAP
N/A

RAMON PACHICO
architect & planner
REGISTRATION # 6412

4900 SW 13th St, Suite 101, Miami, Florida 33135 (305) 666-6075

ISLANDS OF COCOPLUM
COCOPLUM ROAD & PRADO BLVD
CORAL GABLES

FLORIDA



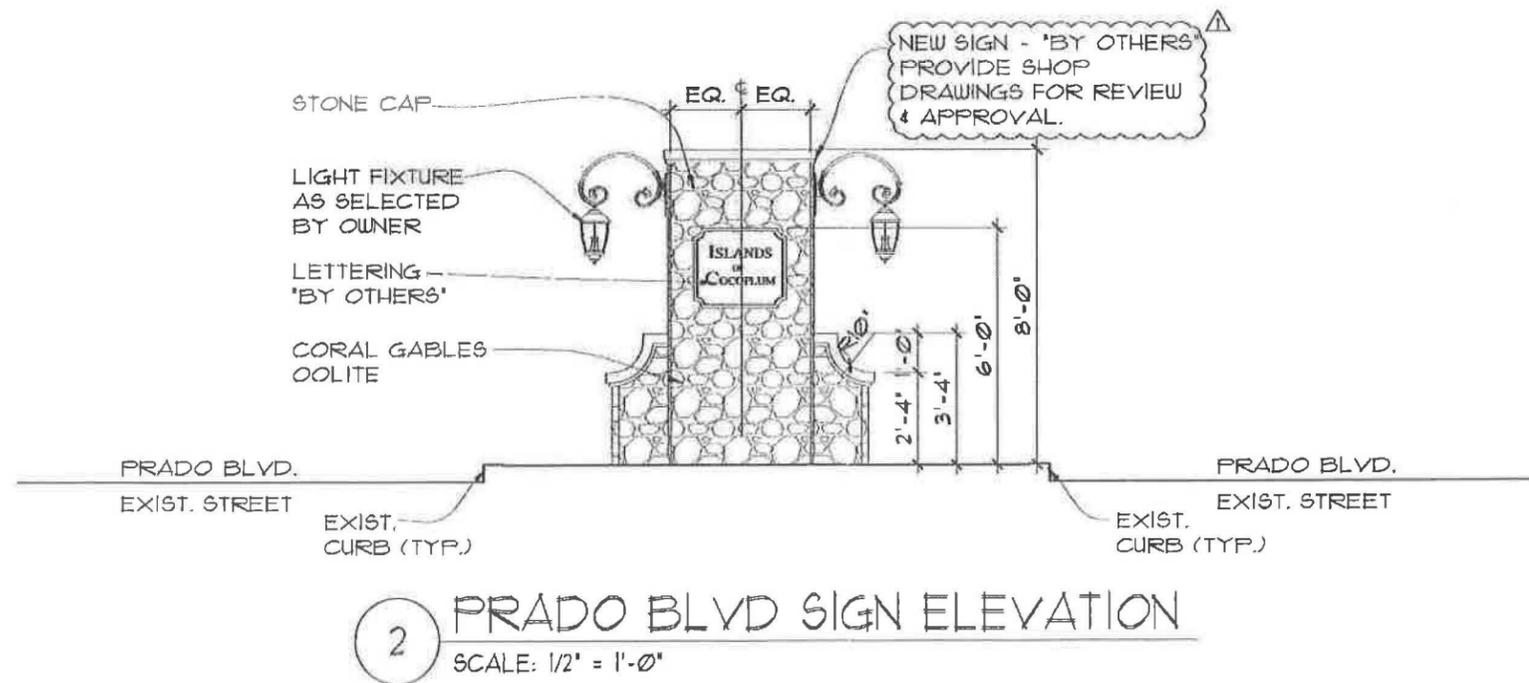
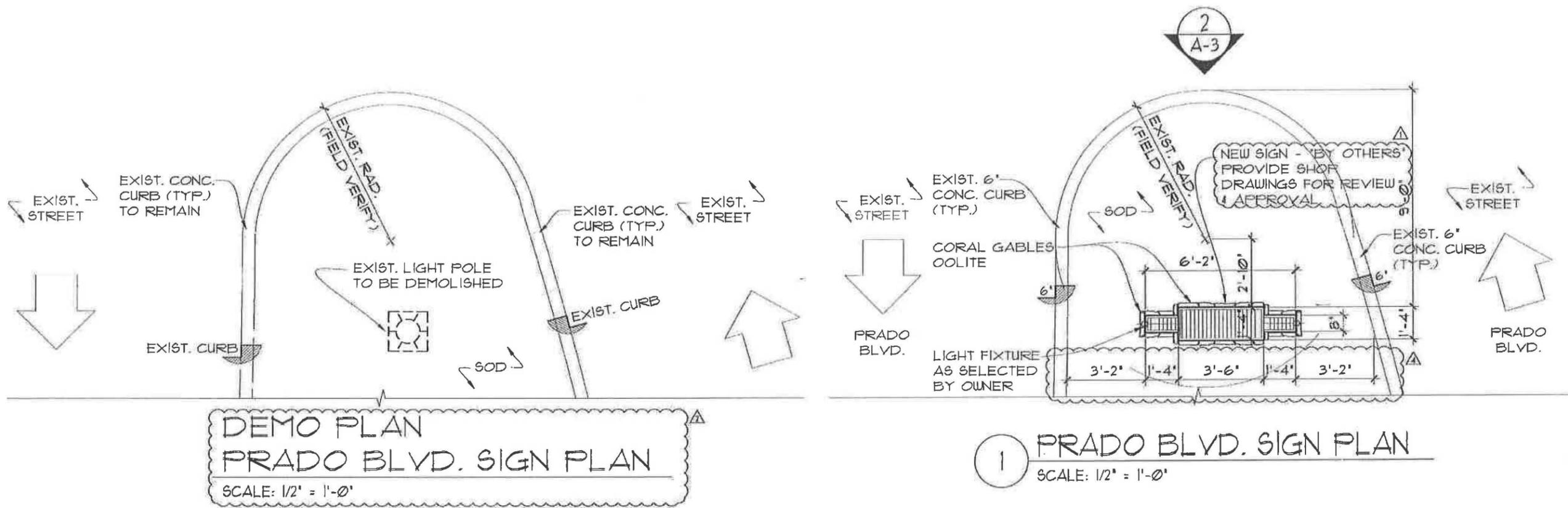
SITE-1
PRADO BLVD. SIGN PLAN
SCALE 1/8" = 1'-0"

REVISIONS

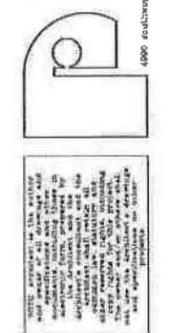
DATE	ISSUED	DRAWN	CHECKED	PROJECT NO.
	8-20-02	RPC	RPC	11-25-36 C071

sheet no.
A-2

1 OF 10



RAMON PACHECO
architect & planner
REGISTRATION # 6412
1000 realcove 754 avenue main rd, miami, florida 33136 telephone (305) 884-8079



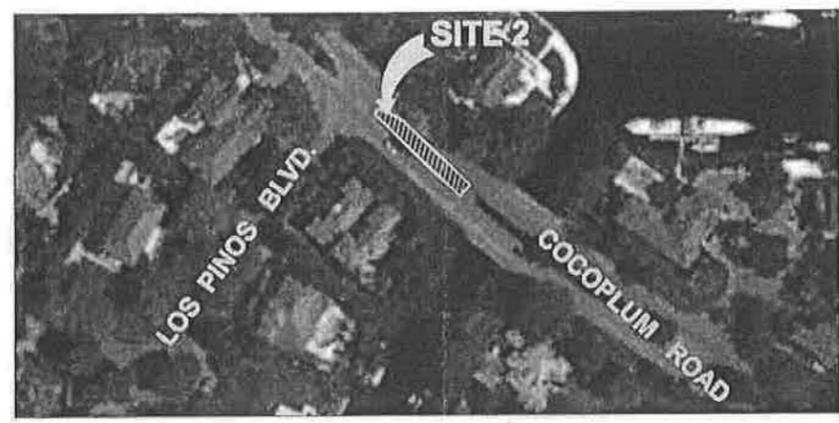
ISLANDS OF COCOPLUM
NEW ENTRY WALL
COCOPLUM ROAD & PRADO BLVD
CORAL GABLES
FLORIDA

DATE	ISSUED	DRAWN	CHECKED	PROJECT
8-20-12	RP	RP	RP	RP
10-18-12	RP	RP	RP	RP
11-08-12	RP	RP	RP	RP
11-15-12	RP	RP	RP	RP

sheet no.
A-3

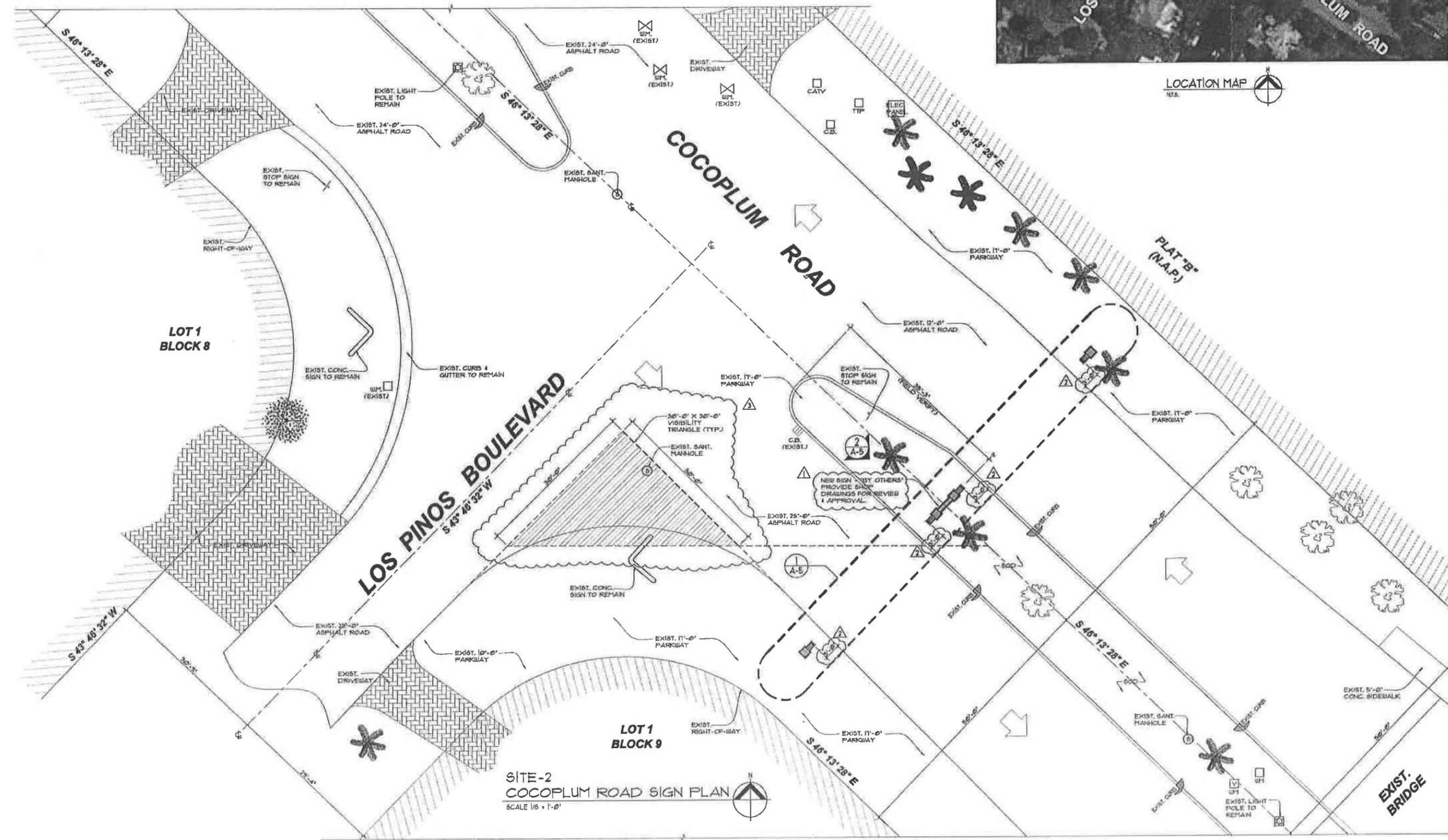
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LOCATION MAP
U.S.A.

RAMON PACHEC
architect & planner
REGISTRATION # 64



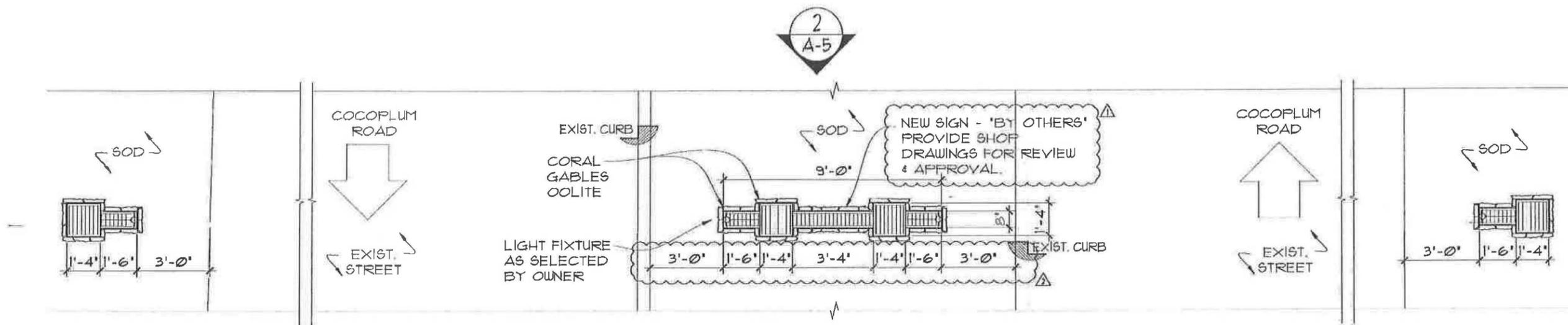
SITE-2
COCOPLUM ROAD SIGN PLAN
SCALE 1/8" = 1'-0"

NEW ENTRY WALL
ISLANDS OF COCOPLUM
FLORIDA
COCOPLUM ROAD & PRADO BLVD
CORAL GABLES

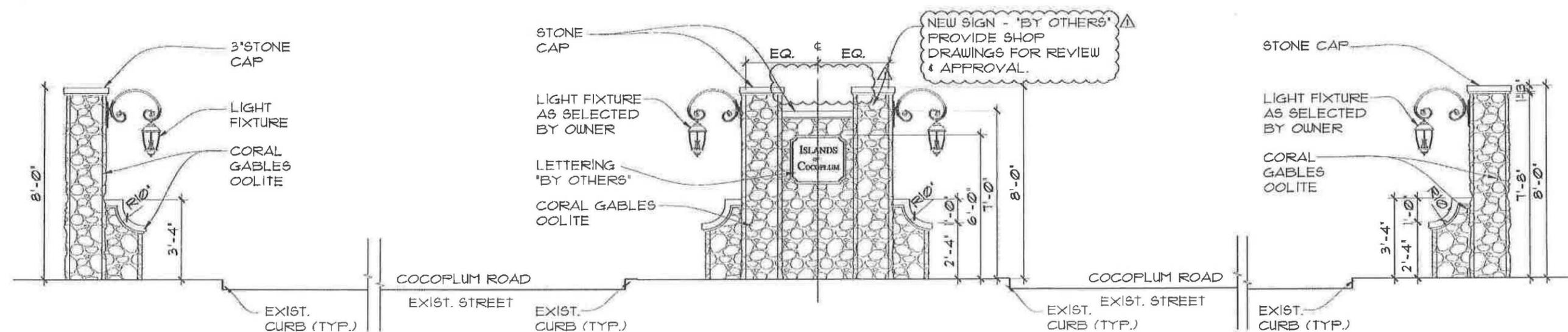
date	issued	drawn	checked	project no.
8/2/12	RPC	RPC	RPC	1012

revisions
1. 08-21-12 COME
2. 11-08-12 COME
3. 01-28-13 COME

sheet no. **A-4**
1 OF 10



1 COCOPLUM ROAD SIGN PLAN
SCALE: 1/2" = 1'-0"



2 COCOPLUM ROAD SIGN ELEVATION
SCALE: 1/2" = 1'-0"

RAMON PACHICO
architect & planner
REGISTRATION # 6412



ISLANDS OF COCOPLUM
FLORIDA
NEW ENTRY WALL
COCOPLUM ROAD & PRADO BLVD
CORAL GABLES

date	issued	drawn	checked	project no
	2/20/12	REC	SP	1075

sheet no.
A-5

