



**City of Coral Gables  
CITY COMMISSION MEETING  
JANUARY 22, 2008**

**ITEM TITLE:**

Appearance of Estrella Manso, Assistant Project Manager of Land Planning and Entitlements for Flagler Development Group, on behalf of Sevilla Bldg. LLC., owner, for permission to encroach into the right-of-way with a cornice encroaching a maximum of four feet, two inches (4'2") at an elevation of one hundred ninety feet, six inches (190'6") above the right-of-way (alley), adjacent to 2701 Le Jeune Road, Coral Gables, Florida.

**CITY MANAGER'S RECOMMENDATION:**

That the request for encroachments consisting of a cornice encroaching a maximum of four feet, two inches (4'2") at an elevation of one hundred ninety feet, six inches (190'6") above the right-of-way (alley), adjacent to 2701 Le Jeune Road, Coral Gables, be approved, subject to Public Works requirements.

**BRIEF HISTORY:**

The request was made by Estrella Manso, Assistant Project Manager of Land Planning and Entitlements for Flagler Development Group, on behalf of Sevilla Bldg. LLC., owner, for permission to encroach into the right-of-way with a cornice encroaching a maximum of four feet, two inches (4'2") at an elevation of one hundred ninety feet, six inches (190'6") above the right-of-way (alley), adjacent to 2701 Le Jeune Road, Coral Gables.

It is recommended that this request be approved, subject to the following requirements of the Public Works Department.

- a. That the proposed encroachments shall conform to the Florida Building Code and all pertinent Codes.
- b. That the City of Coral Gables reserves the right to remove, add, maintain, or have the Owner remove any of the improvements within the right-of-way and at Owner's expense.
- c. That the Owner maintains the proposed encroachments in good condition at all times and at Owner's expense.
- d. The Owner meet with the City Attorney's office for the purpose of providing all the information necessary for that office to prepare a Restrictive Covenant to be executed by the Owner which

runs with the title of the property, and which states, in addition to the above mentioned, that the Owner 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.

- e. That copies of the Restrictive Covenant, when fully executed and filed, together with certification of required insurance, shall be presented to the Building and Zoning Department and to the Public Works Department, and permits thereafter be obtained for the work from both of these Departments.
  
- f. That the Owner shall replace, at the Owner's expense, any portion of the encroachment affected, in the event the Public Works Department must issue a permit for a utility cut in the future in the area in which the encroachments are approved, the Owner shall replace the proposed encroachments so cut by the utility, at Owner's expense.

**ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
06/29/2006	Board of Architects	Approved the requested encroachment

**APPROVED BY:**

<b>Department Director</b>	<b>City Attorney (If Applicable)</b>	<b>City Manager</b>

**ATTACHMENT(S):**

- 1. Cover form w/Draft Resolution
- 2. Supporting documents