



**City of Coral Gables
CITY COMMISSION MEETING
MARCH 10, 2009**

ITEM TITLE:

Iris V. Escarra, Esq. from Greenberg Traurig, on behalf of Palace Management Group, LLC, requesting encroachments consisting of a porte cochere overhanging above the entryway encroaching approximately 16'-8, at an elevation of approximately 16'0" above the right-of-way of Andalusia Avenue, a balcony overhanging approximately 4', at an elevation of approximately 14'0" above the alley, moldings, lighting and decorative features on the exterior encroaching 1' over the abutting right-of-way and landscaping and decorative pavers, lighting, benches and other features adjacent to the Gables Palace project at 83Andalusia Avenue, Coral Gables.

CITY MANAGER'S RECOMMENDATION:

That the City Commission approve the Resolution.

BRIEF HISTORY:

The request for encroachments was made by Iris V. Escarra, Esq. from Greenberg Traurig, on behalf of Palace Management Group, LLC. The approval is subject to the following requirements of the Public Works Department.

- a. The proposed encroachments shall conform to the Florida Building Code and all pertinent Codes.
- b. The City of Coral Gables reserves the right to remove, add, maintain, or have the Applicant remove any of the improvements within the right-of-way and at Applicant's expense.
- c. The Applicant maintains the existing encroachments in good condition at all times and at Applicant's expense.
- d. The Applicant meets 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 the Applicant which runs with the title of the property, and which states, in addition to the above mentioned, that the Applicant 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. The 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. The Applicant shall replace, at the Applicant'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 Applicant shall replace the proposed encroachments so cut by the utility at Applicant's expense.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
December 4, 2008	Board of Architects	Approved

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

ATTACHMENT(S):

1. Cover form w/draft Resolution
2. Exhibit "A"
3. Letter from Greenberg Traurig