



The City of Coral Gables

Public Works Department

2800 SW 72 AVENUE
MIAMI, FLORIDA 33155

November 27, 2019

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Vacation of a Portion of un-dug University Waterway right-of-way

Dear Mr. Trias:

This shall serve as the City of Coral Gables' Letter of Intent in connection with the proposed right-of-way vacation adjacent to lots 19A and 20, in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4. This portion of the University Waterway right-of-way is currently occupied by an existing parking lot. This parking lot is owned by the City of Coral Gables and leased to the not-for-profit Doctors Hospital. The land in question was never dug and it is not necessary for canal access or maintenance purposes. The vacation will not frustrate any Comprehensive Plan, Special Purpose Plan, or Capital Improvement program by the City. The vacation will allow the City to proceed with the proposed sale of the parking lot to Doctors Hospital, and thus maintain its current use minimizing street parking congestion and preventing unsafe parking in swales adjacent to residential properties.

Based on the foregoing, we look forward to your Department's favorable consideration of this request. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hermes Díaz", is written over a light blue horizontal line.

Hermes Díaz, PE
Public Works Director

c: Peter J. Iglesias, PE, City Manager
Eduardo "Ed" Santamaria, P.E. , CGC, LEED AP, ENV SP

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

CHECK LIST

APPLICANT(S) MUST RETURN THE FOLLOWING:

- ☒ 1. Application
- ☒ 2. Certified Survey
- ☒ 3. Letter of Intent
- ☐ 4. Waiver of Objections (pending)
- ☐ 5. Filing Fee \$6,000.00 n/a
(Ordinance No. 0-2015-17)
- ☒ 6. List and Mailing Labels of Property Owners within a minimum 1000' radius

***For vacating of streets and alleys, the applicant is considered: All property owners abutting the proposed right of way to be vacated**

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

DATE: 11/27/2019

APPLICATION FOR VACATION OF A STREET, ALLEY OR EASEMENT (PLEASE CHECK IF APPLICABLE ITEM)

☒ Vacation of ~~Street~~ ROW

☐ Vacation of Alley

☐ Vacation of Easement

PLEASE PRINT OR TYPE:

1.

Name of Applicant(s)

Street Address

City, State, Zip

Telephone Number

CHECK APPROPRIATE BOX

Rent ☐ Own ☒

Mailing Address

City, State, Zip

Telephone Number

2. A. General description of R.O.W. or easement to be vacated (survey with legal description to be attached).

Portion of the un-dug University Waterway in Block 56 of the revised Plat of Coral Gables Riviera Section Part 4 adjacent to Lots 19-A and 20 as recorded in Plat Book 25 page 47 of the public records of Miami-Dade County Florida. See attached survey and legal description, less said lots 19-A and 20.

B. Dimension of proposed vacation: Length in feet: +/- 0.78 acres

Width in feet: _____

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

3. If applicant(s) is going to dedicate property for a Substitute Street, Alley, or Easement describe the property to be dedicated for such substitution.

N/A

4. Reason for the requested abandonment, vacation and closure.

This portion of the University Waterway right-of-way is currently occupied by an existing parking lot. This parking lot is owned by the City of Coral Gables and leased to the not-for-profit Doctors Hospital. The land in question was never dug and it is not necessary for canal access or maintenance purposes. The vacation will not frustrate any comprehensive plan, special purpose plan, or capital improvement program by the City. The vacation will allow the City to proceed with the proposed sale of the parking lot to Doctors Hospital, and thus maintain its current use minimizing street parking congestion, and preventing unsafe parking in swales adjacent to residential properties.



Applicant(s) Signature

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

APPLICANT(S) (continued)

<div>N/A</div>	<div></div>	<div></div>
Name (Print)	Signature	Mailing Address
OWNER OF: <div></div>	<div></div>	<div></div>
Lot(s)	Block	Section

<div></div>	<div></div>	<div></div>
Name (Print)	Signature	Mailing Address
OWNER OF: <div></div>	<div></div>	<div></div>
Lot(s)	Block	Section

<div></div>	<div></div>	<div></div>
Name (Print)	Signature	Mailing Address
OWNER OF: <div></div>	<div></div>	<div></div>
Lot(s)	Block	Section

Action taken by:

Development & Review Committee:	<div></div>	<div></div>
City Commission:	<div></div>	<div></div>
Planning Department:	<div></div>	<div></div>

****Note: please print additional pages, as necessary.**

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

Please read carefully and comply with all instructions which apply to your request in order to avoid an incomplete application and resultant delay.

LIMITATION AUTHORITY

The Development Review Committee is charged with the responsibility of making an investigation, holding hearings, and submitting recommendation to the City Manager on requests for street, alley, and easement vacations. The hearing determination of vacating a street, alley, and easement is vested with the City Commission.

PRELIMINARY REVIEW

It is advisable to discuss the application with the staff of the Engineering Division in order to avoid filing is completely future or incomplete application.

INCOMPLETE APPLICATION

All required exhibits and supplementary data must be submitted at the same time as the application is filed, or the application will be determined to be incomplete. Incomplete applications will not be accepted and will be returned to the applicant.

FILING AND HEARING FEES

At the time of filing the application, the applicant shall pay a filing fee of \$1,500 (Ordinance 0-2004-34, Section 5) to pay the cost of processing the application.

EXHIBITS AND DATA

- A. GENERAL: All exhibits and data submitted in connection with the application becomes a part of the public records of the City of Coral Gables.
- B. LETTER OF INTENT: All applicants must be accompanied by a letter of intent. Please describe in detail in the letter of intent the proposed use of the vacated property or easement, also explain to what extent the request would serve the public benefit which would warrant the granting of the request. The letter of intent shall also contain a statement that all costs relative to the relocation of any and all utilities, pavements, sidewalks, curbing and removal of same where discontinued shall be borne by the applicant.
- C. CERTIFIED SURVEY: All applications must be accompanied by a certified survey prepared by a registered land surveyor showing the dimensions of any locations of the street and alley to be vacated. The survey shall also show the following, located within the proposed vacation:

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

1. Location of power poles.
2. Location of telephone poles.
3. Location of underground telephone, power lines.
4. Location and size of water lines.
5. Location and size of gas lines.
6. Location of sanitary sewer lines.
7. Location and size of stormwater lines.
8. Location and size of soakage pits.
9. Location of all manholes.

D. **WAIVER OF OBJECTION:** Attach letter from the following utility companies stating whether or not they have objections to the vacation of the street and/or alley.

1. Miami-Dade Water & Sewer Department / Jose Cueto 305-665-7471
2. Florida Power & Light Company / Francisco Cantero 305-442-5333 / fcantero@fpl.com
3. AT&T / Steve Low 305-222-8745
4. City Gas Company of Florida / Oscar Paez 305-835-3622
5. Comcast / Leonard Maxwell 954-447-8405 / leonard_maxwell-newbold@cable.comcast.com
6. City of Coral Gables Utilities Division / Jorge Acevedo 305-460-5006 / jacevedo2@coralgables.com
8. For other telecommunications companies or contacts: Public Works' Permits Section: 305-460-5026 / pwpermits@coralgables.com

PLEASE NOTE:

1. No hearing will be scheduled or heard on an incomplete or inaccurate application.
2. Application forms are available at the City of Coral Gables, Permits Section, 2800 S.W 72nd Avenue , Miami, Florida: 305-460-5026 / pwpermits@coralgables.com
3. If making payments with checks, make checks payable to the CITY OF CORAL GABLES.
4. It is advisable to discuss your application with the staff of the Permits Section in order to avoid a completely futile or incomplete application.

THIS APPLICATION, WITH ALL REQUIRED SUPPLEMENTAL DATA AND INFORMATION, MUST BE COMPLETED IN CONFORMITY WITH THE ATTACHED INSTRUCTIONS AND THEN RETURNED TO THE SECRETARY OF THE STREET AND ALLEY VACATION COMMITTEE WITH THE APPROPRIATE APPLICATION FEE.

I HAVE READ AND UNDERSTAND THE FOREGOING INSTRUCTIONS.

11/27/2019

DATE

Hermes Diaz, P.E.- Director

APPLICANT(S) (PRINT OR TYPE)

APPLICANT(S) SIGNATURE

Legal Description:

Lots 19-A & 20, Block 56 *REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", according to the Plat thereof, as recorded in Plat Book 25, Page 47 of the Public Records of Miami-Dade County, Florida;

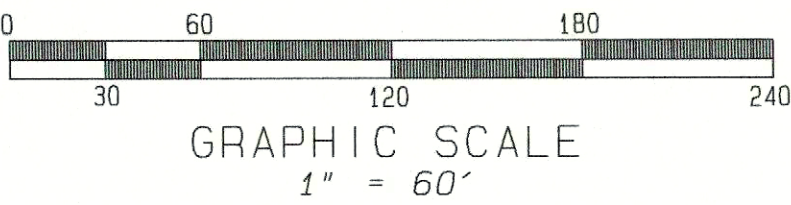
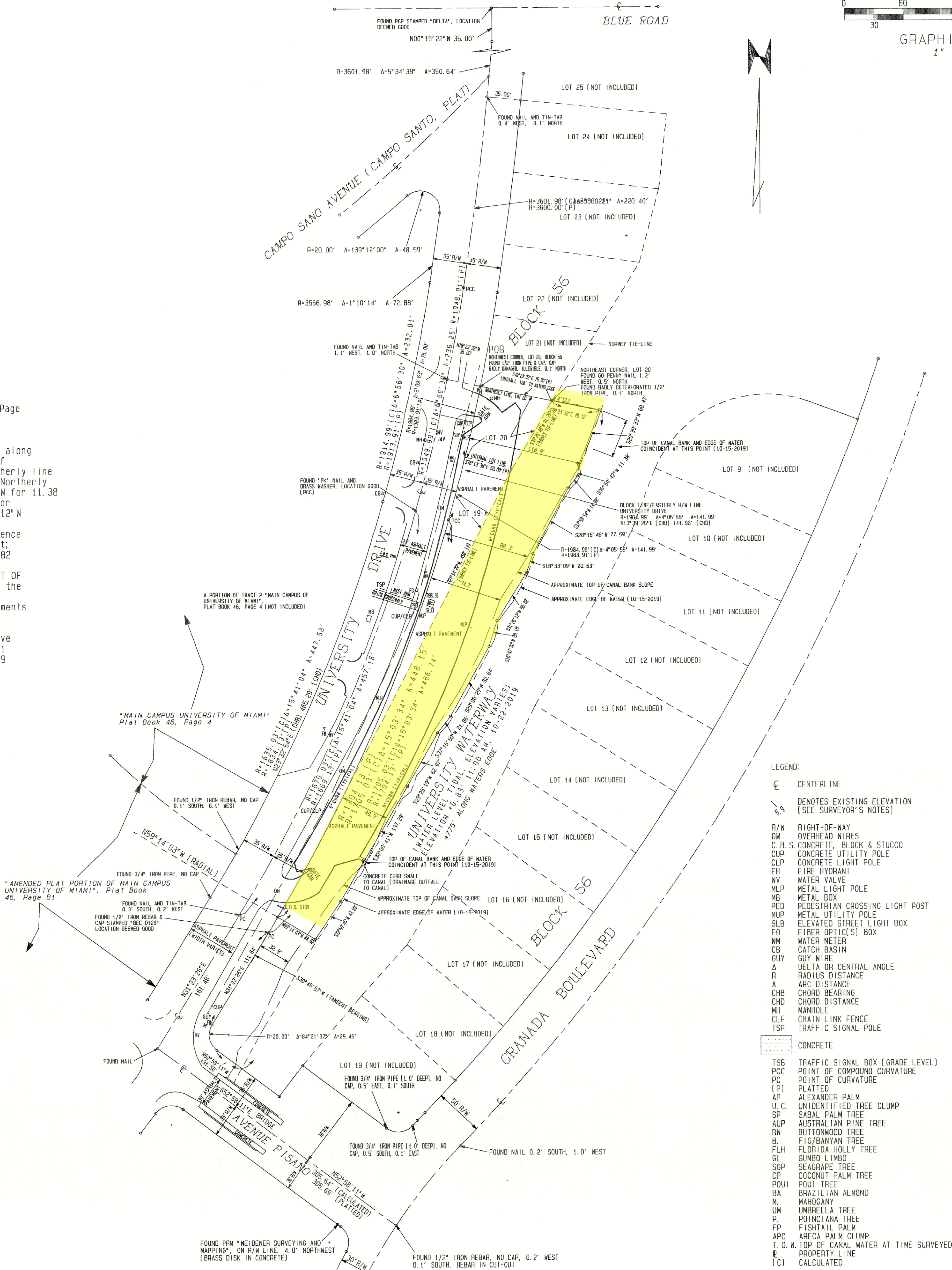
AND

That portion of the un-dug University Waterway in Block 56 *REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", according to the Plat thereof, as recorded in Plat Book 25, Page 47 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 20, thence run S78°23'32"E, along the Northerly line of Lot 20 for 75.00 feet to the Northeast corner of Lot 20; thence continue S78°23'32"E, along a prolongation of the Northerly line of said Lot 20 for 49.12'; thence departing said prolongation of the Northerly line of Lot 20, run S20°39'33"W for 60.47 feet; thence run S06°50'42"W for 11.38 feet; thence run S37°58'54"W for 14.99 feet; thence run S28°15'46"W for 77.59 feet; thence run S18°33'09"W for 20.63 feet; thence run S31°26'12"W for 58.02 feet; thence run S16°47'32"W for 28.18 feet; thence run S29°06'20"W for 82.64 feet; thence run S37°15'50"W for 21.85 feet; thence run S29°25'19"W for 62.97 feet; thence run S30°00'41"W for 137.29 feet; thence run S33°50'45"W for 47.09 feet; thence run N59°14'03"W for 44.82 feet to a point on a curve, said curve being the right-of-way line of University Drive, as shown on the aforementioned Plat of *REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", said point bears N59°14'03"W to the center of said curve and a tangent bearing of S30°45'57"W; thence run Northeasterly, along a circular curve to the left, having for its elements a radius of 1705.03 feet (1704.13 feet, Plat), a central angle of 15°03'34", for an arc distance of 448.15 feet to a point of compound curvature; thence run Northeasterly, along a circular curve to the left, having for its elements a radius of 1984.99 feet (1983.91 feet, Plat), a central angle of 4°05'55" for an arc distance of 141.99 feet to the Point of Beginning, containing 45,635.3 square feet or 1.0476 acres, more or less.

SURVEYOR'S NOTES:

- Bearings are based upon the Plat of *REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4". North arrow is referenced to the centerline of Avenue Pisano, bearing = S52°58'11"E.
- Recording references refer to the Public Records of Miami-Dade County, Florida.
- Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown.
- Date of survey/latest revision represents most recent date survey was performed in the field, which is not necessarily the same date as survey issuance.
- This survey meets the requirements found in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total-station traversing). Horizontal calculations are based upon existing horizontal control deemed to be original platted control as well as subsequently placed horizontal control, all as shown hereon.
- The purpose of this survey, as expressed to us by the Client, is for the renovation of an existing parking lot.
- Vertical accuracy is measured to the nearest 1/100th of a foot (0.01'), utilizing in this case, traditional measuring (vertical leveling).
- An examination of an Abstract of Title will have to be performed to determine the recorded instruments, if any, affecting this property.
- Elevations are based upon National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to Coral Gables Benchmark Number 139, elevation 11.58 feet NGVD29 in addition to and in conjunction with Campanile & Associates, Inc. project number 922, located in the area.
- The specific purpose of this Specific Purpose Survey is to determine the extent of improvements to the area described in the legal description hereon. Locate trees and provide vertical elevations. This is not a Boundary Survey.
- Trees shown are many times irregular in shape, thus diameter sizes are meant to be representative rather than exact.



This survey or copies thereof are not valid without the signature and seal of the named Florida Licensed Surveyor and mapper.

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No.	DATE	REVISION DESCRIPTION	BY	CHK.	APP.
1		The seal appearing on this document was produced by the computer software used in the production of this drawing.			
2		PSM #4805 on 10/16/2009. The signature and seal of the surveyor are required for this document to be valid.			
3		Section 17-05, Florida Administrative Code 5J-17.062, Florida Administrative Code			

Professional Seal of the State of Florida, Professional Surveyor, License No. 4805.

CAMPANILE & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
CONSTRUCTION MANAGERS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158
(305) 971-1988
ACAMPAN@AOL.COM

SPECIFIC PURPOSE SURVEY
OF
Lots 19-A & 20 and a portion of Block 56, *REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4",
PAGE 47

PROJECT#	DATE	DRAWN	CHECKED	PAGES	SCALE
5245	10-16-2009	AC/CADD	NC	329	1" = 60'
FIELD BOOK#					
CADD FILE					

Baptist Health Systems