

CITY OF CORAL GABLES

- MEMORANDUM -

TO: CATHERINE SWANSON-RIVENBARK
CITY MANAGER
RAMON TRIAS
PLANNING & ZONING DIRECTOR
ED HUDAK
POLICE CHIEF
MARCOS DE LA ROSA
FIRE CHIEF
BROOK DANNEMILLER
PUBLIC SERVICE DIRECTOR
JESSICA KELLER
ASSISTANT PUBLIC WORKS DIRECTOR
CHARLES WU
INTERIM DEVELOPMENT SERVICES DIRECTOR
JAVIER BETANCOURT
ECONOMIC SUSTAINABILITY DIRECTOR
KEVIN KINNEY
PARKING DIRECTOR
WALTER F. FOEMAN
CITY CLERK
CRAIG LEEN
CITY ATTORNEY

DATE: JANUARY 06, 2017

FROM: EDUARDO SANTAMARIA
PUBLIC WORKS DIRECTOR



SUBJECT: PROPOSED ALLEY VACATION
AND DEDICATION OF SUBSTITUTE
EASEMENT, 1542 S. DIXIE HWY

Attached please find an application for a proposed alley vacation and dedication of substitute easement for the proposed Publix Supermarket at 1542 S. Dixie Highway. The alley to be vacated is located between Tracks A and B, re-plat of portion of Block 199 of Coral Gables Riviera Section Part 14, Coral Gables.

In accordance with Ordinance No. 0-2004-34 and Chapter 62 of the City Code (attached) please review and provide your comments to the Public Works department by January 17, 2017.

This item, along with your comments, will be presented to the Development Review Committee scheduled for January 27, 2017.

C: John Osgood, Assistant Public Works Director
Scott Bolyard, Planning Department
Jorge Acevedo, Utilities Div. Supervisor
Yamilet Senespleda, City Engineer
Juan Martinez, Professional Land Surveyor
Lina H. Hickman, Civil Engineer

October 19, 2016

VIA HAND DELIVERY

Mr. Eduardo Santamaria
Public Works Director
City of Coral Gables
2800 SW 72nd Avenue
Coral Gables, FL 33155

Re: New Publix Super Market / 1542 South Dixie Highway / Request to Vacate Alley / Public Works Application / Letter of Intent

Dear Mr. Santamaria,

On behalf of Riviera Plaza Holdings LP, (the "Applicant"), we respectfully submit this Public Works application for vacation of an alley in connection with the proposed construction of a new Publix Super Market (the "Project") to be located at 1542 South Dixie Highway (the "Property"). The Property is approximately 64,000 square feet in size and is bisected by an alley at the rear of the Property. The Property lies south of South Dixie Highway with Yumuri Street to the northeast and Madruga Avenue to the southeast. The Applicant proposes to demolish the existing two-story structure and to construct a new Publix Super Market on the approximately 1.5 acre site.

Pursuant to Section 62-257 *et seq.* of the Coral Gables Code of Ordinances, we respectfully request that the City vacate, abandon, and close a portion of the alley that presently runs through the Property, from Yumuri Street on the east to the boundary line of Tracts A and B approximately 300 feet to the west (the "Alley"). The Alley, which is further described in the enclosed materials, is approximately 20 feet in width and 300 feet in length. The Applicant intends to provide an alternative access easement that will connect to what will remain of the Alley on the property to the west to Madruga Avenue. The vacation of this portion of the Alley is necessary to consolidate the building site.

The Alley has little benefit to the public as it does not connect two thoroughfares; instead it dead ends up against another commercial development on its west side, which is the result of an ordinance previously adopted by the City Commission vacating the west 20 feet of the alley from Red Road to the boundary line of lot 3. A copy of that previously adopted Ordinance, Ordinance No. 628, is attached to this letter. Historically, the alley that bisects and has been utilized as a driveway for the existing surface parking lot to its North and South and is indistinguishable from that parking lot. The Project will offset any potential impacts which may be caused by the requested vacation by internalizing all service and loading functions within the

October 19, 2016

Page 2

proposed new building, providing structured parking, and a more pedestrian-friendly and aesthetically pleasing design that more accurately reflects modern design and planning standards.

Vacating a portion of this underutilized Alley is consistent with the City's Comprehensive Plan, as it permits consolidation of the Property making way for the Project which furthers various goals, policies and objectives of the City's Comprehensive Plan as further explained in the attached **Exhibit A**. The Applicant will bear all costs associated with the relocation of utilities, pavements, sidewalks, curbing and removal of same. If you have any questions regarding this matter, please contact me at 305-376-6061 or mgarcia-serra@gunster.com. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra

" EXHIBIT A "

Comprehensive Plan Analysis

We respectfully submit that the proposed alley vacation complies with the applicable criteria as set forth in Section 3-1203 of the Zoning Code as follows:

A. The non-fee property interest sought to be abandoned:

1. Does not provide a benefit to the public health, safety, welfare, or convenience, in that:

a. It is not being used by the City for any of its intended purposes.

The alley has never served its intended purpose, as it has only ever been used as a driveway for the parking area of the retail shopping center.

b. The Comprehensive Plan, special purpose plan, or capital improvement program does not anticipate its use; or

The text of the Comprehensive Plan does not contemplate use of the subject alley.

2. Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that:

a. The vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City;

The vacation of the alley will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City.

b. The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed; and

The vacation of the alley will not interfere with any planning effort of the City.

B. The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City's long-term fiscal condition and the applicant provides beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic.

The vacation will provide a material public benefit by bringing a long-awaited modern supermarket to this area of the City. Furthermore, the Applicant will mitigate the impacts of the alley vacation by internalizing the traditional functions of an alley, including service and loading functions, as well as by providing structured parking.

The proposed alley vacation also complies with the applicable criteria as set forth in

Section 62-264 of the City's Code of Ordinances as follows:

(1) Whether the public benefits from the use of the subject right-of-way as part of the city street system;

The public does not currently benefit from the use of the alley as it only functions as a parking area driveway for customers of the retail shopping center.

(2) Whether the proposed action is consistent with the city's comprehensive plan;

Vacating the alley is consistent with the City's Comprehensive Plan because it promotes desired development in an area in which such development is much needed in accordance with the following goals, objectives and policies:

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.

Objective FLU-1.8. Continue to ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development.

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

Policy DES-1.1.1. Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City.

(3) The availability of alternative action to alleviate the identified problems;

Vacating the alley is necessary to consolidate the Property and permit the Project.

(4) The effect of the proposed action upon traffic circulation;

The proposed action will not have any effect on traffic circulation.

(5) The effect of the proposed action upon the safety of pedestrians and vehicular traffic;

The proposed action will create a more pedestrian-friendly design, which will ensure the safety of pedestrians and vehicular traffic.

(6) The effect of the proposed action upon the provision of municipal services, including, but not limited to, emergency services and waste removal; and

The proposed action will have no effect on the provision of municipal services.

(7) The mitigation plan proposed by the applicant to offset any potential impacts.

The Project will offset any potential impacts by internalizing all service and loading functions within the new building and by providing structured parking.

MIA_ACTIVE 4537033.1

THE CITY OF CORAL GABLES
CORAL GABLES, FLORIDA
STREET AND ALLEY VACATION GUIDELINES

CHECK LIST

APPLICANT(S) MUST RETURN THE FOLLOWING:

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

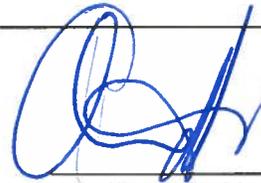
***Applicant: All property owners abutting the proposed right of way to be vacated**

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

Applicant will provide an alternative access easement which will connect to the remaining portion of the alley on the property to the west of the subject property. Please see enclosed sketch and legal description of proposed alternative access easement.

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

Applicant is requesting vacation of the alley to consolidate the building site. The alley has never served its intended purpose.



Applicant(s) Signature

APPLICANT(S) (continued)

_____ Name (Print)	_____ Signature	_____ Mailing Address
OWNER OF: _____ Lot(s)	_____ Block	_____ Section
_____ Name (Print)	_____ Signature	_____ Mailing Address
OWNER OF: _____ Lot(s)	_____ Block	_____ Section
_____ Name (Print)	_____ Signature	_____ Mailing Address
OWNER OF: _____ Lot(s)	_____ Block	_____ Section
_____ Name (Print)	_____ Signature	_____ Mailing Address
OWNER OF: _____ Lot(s)	_____ Block	_____ Section
_____ Name (Print)	_____ Signature	_____ Mailing Address
OWNER OF: _____ Lot(s)	_____ Block	_____ Section
_____ Name (Print)	_____ Signature	_____ Mailing Address

Action by:
Development & Review Committee

_____ Date
_____ Date
_____ Date

City Commission:

Planning Department

Memoranda: _____

APPLICANT(S) (continued)

Name (Print)

Signature

Mailing Address

OWNER OF: _____
 Lot(s)

Block

Section

Name (Print)

Signature

Mailing Address

OWNER OF: _____
 Lot(s)

Block

Section

Name (Print)

Signature

Mailing Address

OWNER OF: _____
 Lot(s)

Block

Section

Name (Print)

Signature

Mailing Address

OWNER OF: _____
 Lot(s)

Block

Section

Name (Print)

Signature

Mailing Address

Action by:
Development Review Committee

Date

Date

Date

Rev. 5/3/94
Rev. 12/11/97
Rev. 1/26/99
Rev. 6/22/05

**THE CITY OF CORAL GABLES
CORAL GABLES, FLORIDA
STREET AND ALLEY 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 and alley vacations. The hearing determination of vacating a street and alley 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, 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:

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 (Ms. Odalys C. Bello, 786-268-5268)
2. Florida Power & Light Company (Mr. Victor Muñiz 305-552-4056)
3. AT&T (Mr. Steve Massie 305-222-8745)
4. City Gas Company of Florida (Mr. Dexter Pinkney 305-835-3632)
5. Comcast (Mr. Leonard Maxwell 954-447-8405)
7. XO Communication and all other Telecommunication Companies.
8. City of Coral Gables Utilities Div. (Mr. Jorge Acevedo (305-460-5005))

Contact 305-460-5026 for contact persons and mailing addresses.

PLEASE NOTE:

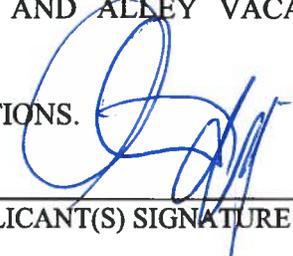
1. No hearing will be scheduled or heard on an incomplete or inaccurate application.
2. Application forms are available at the City of Coral Gables, Engineering Division, 2800 S.W 72 Avenue , Miami, Florida (Telephone # 305-460-5026).
3. Checks for application fee shall be payable to the CITY OF CORAL GABLES.
4. It is advisable to discuss your application with the staff of the Engineering Division 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.

October 18, 2016
DATE

Arnaud Karsenti
APPLICANT(S) (PRINT OR TYPE)


APPLICANT(S) SIGNATURE



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

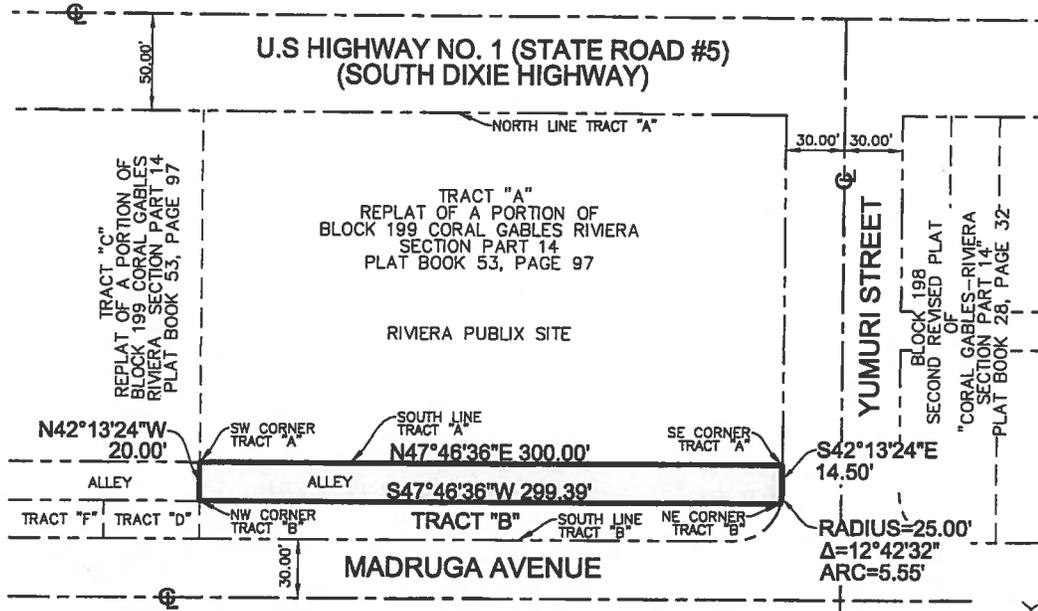
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

THE 20.00 FOOT WIDE ALLEY BETWEEN TRACTS "A" AND "B" OF "REPLAT OF A PORTION OF BLOCK 199 OF CORAL GABLES RIVERIA SECTION PART 14", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 5,999 SQUARE FEET, MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT "A" BEING N47°46'36"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

- Ⓢ CENTERLINE
- Δ CENTRAL ANGLE

FILE: 13TH FLOOR INVESTMENTS

SCALE: 1"=80' DRAWN BY: B.E.

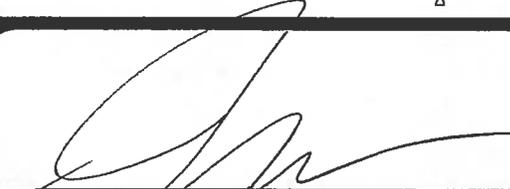
ORDER NO.: 62044

DATE: 10/31/16

20' ALLEY VACATION

CORAL GABLES, FLORIDA

FOR: RIVIERIA PUBLIX


 JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURKS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

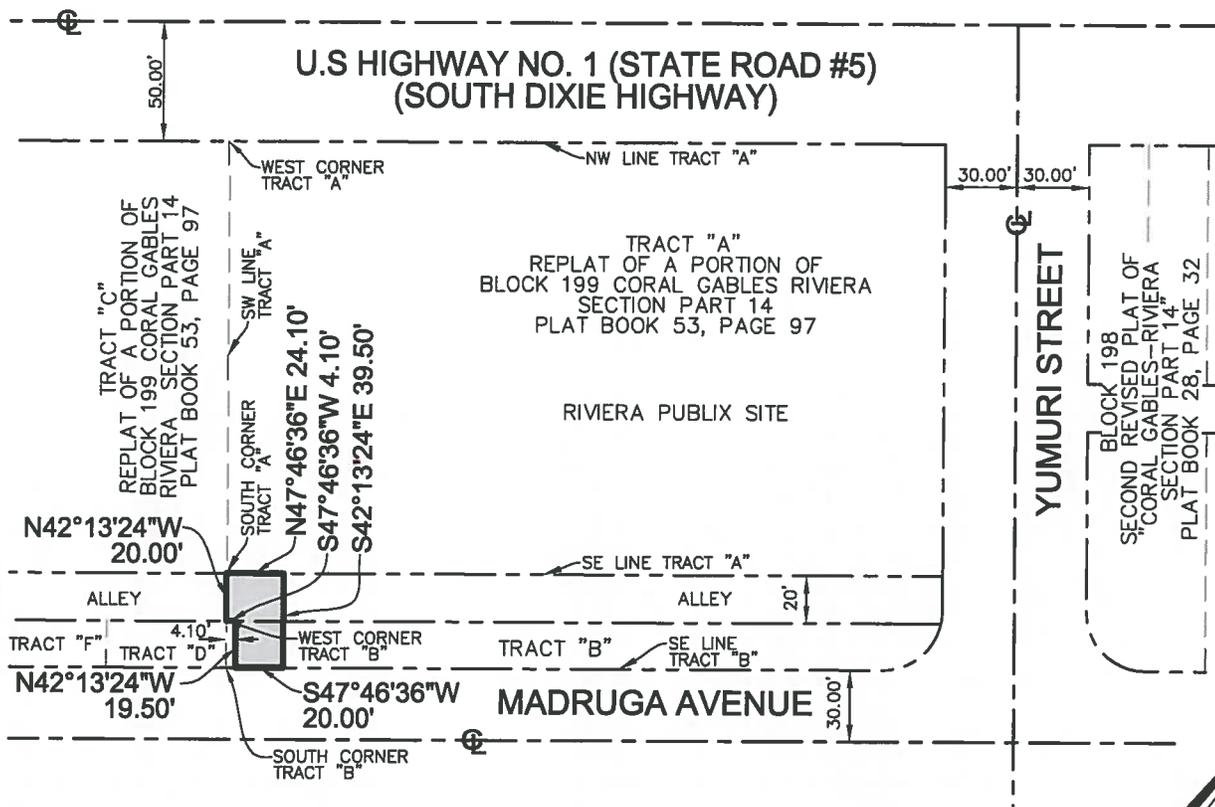
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: ACCESS EASEMENT

THE SOUTHWESTERLY 24.10 FEET OF TRACT "B", "REPLAT OF A PORTION OF BLOCK 199 OF CORAL GABLES RIVIERA SECTION PART 14", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE SOUTHWESTERLY 4.10 FEET THEREOF; TOGETHER WITH THE SOUTHWESTERLY 24.10 FEET OF THAT PORTION OF THE 20.00 FOOT WIDE ALLEY BETWEEN TRACTS "A" AND "B" OF SAID PLAT.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 872 SQUARE FEET, MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE SE LINE OF TRACT "A" BEING N47°46'36"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

☉ CENTERLINE

FILE: RIVIERA PLAZA HOLDINGS LP

SCALE: 1"=80'

DRAWN BY: B.E.

ORDER NO.: 62126

DATE: 11/09/16

ACCESS EASEMENT

CORAL GABLES, FLORIDA

FOR: RIVIERA PUBLIX


 JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 STATE OF FLORIDA



The City of Coral Gables

Public Works Department
2800 SW 72 Avenue
Miami, FL 33155

December 1, 2016

Jennifer E. Fine
Brickell World Plaza, 600 Brickell Avenue, Suite 3500
Miami, FL 33131
JFine@gunster.com

Electronic Correspondence

RE: Proposed Alley Vacation at 1542 – 1566 S. Dixie Hwy. (Riviera Plaza)

Dear Mrs. Fine:

The City of Coral Gables owns and maintains a gravity sewer line within the referenced alley. We consent to vacate the alley if a relocation and/or easement is provided to maintain our utilities.

If you have any question, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jorge Acevedo".

Jorge E. Acevedo P.E., LEED Green Associate
Utilities Director
Jacevedo2@coralgables.com

cc. Ed Santamaria, esantamaria@coralgables.com
Lina Hickman, lhickman@coralgables.com



AT&T Florida
9500 SW 180 St
Palmetto Bay, FL 33157

T: 305-255-8451
www.att.com

Mr. Ashley Ziel
13th Floor Investments
848 Brickell Ave PH1
Miami, FL 33131

Re: Alley Vacation – Riviera Plaza
1550 S Dixie Hwy, Coral Gables, FL

Mr. Ziel,

On behalf of Bellsouth Telecommunications, LLC d/b/a AT&T Florida, this letter shall serve as notice of “**non-objection**” to the vacation/abandonment of that portion of the referenced public right of way (Alley) as depicted on the attached Sketch and Legal description prepared by Continental Land Surveyors, Inc. dated March 6, 2015.

No existing AT&T Florida facilities of record currently occupy the subject “Alley”.

Sincerely,

A handwritten signature in black ink that reads "Steve Low".

Steve Low, Mgr OSP Planning & Engineering
SE Network Operations Const/Eng – SFL District

Ashley Ziel

Subject: FW: Riviera Plaza - 1550 S. Dixie Hwy., Coral Gables, FL - No Objection

From: Leeger, Gegi [<mailto:Gegi.Leeger@xo.com>]
Sent: Monday, October 17, 2016 1:50 PM
To: Ashley Ziel
Subject: RE: Riviera Plaza - 1550 S. Dixie Hwy., Coral Gables, FL - No Objection

Mr. Ziel,

XO Communications continues not to have any facilities on this property.



Gegi Leeger
Director –Privacy and Regulatory Affairs
XO Communications
| [13865 Sunrise Valley Drive | Herndon, VA 20171](#) |
| P: [703.547.2109](tel:703.547.2109) | C: [202-345-2325](tel:202-345-2325) | gegi.leeger@xo.com | www.xo.com |



From: Ashley Ziel [<mailto:aziel@13fi.com>]
Sent: Monday, October 17, 2016 11:33 AM
To: Leeger, Gegi <Gegi.Leeger@xo.com>
Subject: Riviera Plaza - 1550 S. Dixie Hwy., Coral Gables, FL - No Objection

RE: PETITION FOR VACATION OF ALLEY
RIVIERA PLAZA
PROPERTY AT 1550 SOUTH DIXIE HIGHWAY, CORAL GABLES, FL

Hello Ms. Leeger,

My name is Ashley Ziel and I am a Development Manager with 13th Floor Investments in Miami, FL. I am contacting you today because our firm would like an updated no-objection letter (or confirming email) from XO on the subject property. I am attaching the previous email from you stating that XO has no affected facilities as reference. The Identifying information is as follows:

"THAT PORTION OF A 20 FOOT ALLEY LYING BETWEEN TRACT A AND B REPLAT OF A PORTION OF BLOCK 199 CORAL GABLES RIVIERA SECTION PART 4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53 PAGE 97 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA ... "

Please do not hesitate to contact me at the numbers below should you need additional information. Thank you for your time and consideration in this matter.

Regards,

Mr. Ashley Q. Ziel
Project Manager



13TH FLOOR
INVESTMENTS

848 Brickell Avenue PH1
Miami, FL 33131
Main [786-220-0460](tel:786-220-0460)
Direct [786-581-2523](tel:786-581-2523)
Mobile [305-336-5227](tel:305-336-5227)
Email: aziel@13fi.com
Website: www.13fi.com



Water and Sewer
P. O. Box 330316 • 3071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

November 23, 2016

Mr. Ashley Ziel, Project Manager

13th Floor Investments

848 Brickell Avenue, PH1

Miami, FL 33131

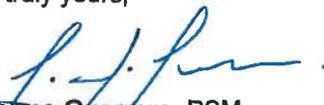
Re: Waiver of Objection / Alley Vacation / 1542 South Dixie Highway, Coral Gables, FL / Riviera Plaza

Dear Mr. Ziel:

On behalf of the Miami-Dade Water and Sewer Department ("WASD") this letter shall serve as notice of "non-objection" to the vacation/abandonment of that portion of the referenced public right of way (alley) as depicted on the Sketch and Legal Description provided. WASD records indicate an existing water main across the alley. In connection with this existing water mail, the owner of the subject property has agreed to grant alternative easements in order to maintain uninterrupted services to the new building Accordingly, WASD has no objection to the proposed vacation.

Should you have any question regarding this matter, do not hesitate to contact me.

Very truly yours,


Guillermo Guerrero, PSM
Right of Way Unit
Miami Dade County Water and Sewer Department
☎: 786-268-5268
www.miamidade.gov/water
Connect With Us on [Twitter](#) | [Facebook](#)

QUALITY. VALUE. ECONOMIC GROWTH.

WWW.MIAMIDADE.GOV/WATER





September 15, 2016

Mr. Ramon Trias
Director of Planning and Zoning
455 Biltmore Way
Coral Gables, FL 33134

Reference: Tentative Plat at 1542-1566 South Dixie Highway, Coral Gables, Florida 33146
Name: Coral Gables Riviera Section
Location: Tracts A and B replat of a Portion of Block 199 Coral Gables Riviera Section Part 14 according to the Plat Thereof as Recorded in Plat Book 53 Page 97 Public records of Miami-Dade County, FL.

To Whom It May Concern:

Please consider this letter as your notification that satisfactory arrangements for installations of underground electric service have been made in accordance with Ordinance 68-69.

As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent on easement requirements as follows:

Easements necessary for electrical facilities are marked on the attached copy of the subject tentative.

No additional easements are required at this time for electrical facilities.

Easements have been assured verbally by the owner/developer and will be granted prior to completion of the building construction.

An easement by separate instrument will be granted by the customer for the future facilities, and therefore FPL has no objection to this Plat.

If there are any questions or you need any further information please call Seth Stegelmann at (305) 377-6147 for further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth Stegelmann', written over a horizontal line.

Seth Stegelmann
Associate Engineer

CC:

Ashley Ziel

Project Manager

13th Floor Investments

848 Brickell Avenue PH1

Miami, FL 33131

Main 786-220-0460



Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Thursday, June 09, 2016

Ashley Zeil
13th Floor Investments
848 Brickell Ave PH1
Miami, FL 33131

RE: **Mark-Up Request / Easement vacation**
@ Riviera Plaza 1542 – 1566 South Dixie Hwy
Miami, FL
Comcast ID # - CWSI-M16-4217

Dear Ziel:

Please be advised ...in reference to the **above mention project...**

Comcast has existing aerial and subgrade facilities within the limits of this project.

Comcast is clear and has *no objections* to vacate the existing easement based on the survey dated 03/06/15. Should it become necessary, Comcast will coordinate with the developer for a separate easement if needed. All existing Comcast facilities indicated on the plans for the above-reference project are "To Remain".

Should you have any further questions, please feel free to call me.

Cordially,



Chris Taylor
South Florida Utility Coordinator
Authorized Contractor for Comcast
954-239-8386 (Office)

www.Cable-Wiring.com

cc: Leonard Maxwell Newbold
cc: Ric Davidson
cc: Jose Martinez

DISPLAY THIS CARD ON FRONT OF JOB
 NO INSPECTION WILL BE MADE UNLESS PERMIT CARD IS
 DISPLAYED AND APPROVED PLANS ARE READILY AVAILABLE.

PERMIT ID: 225186
 CUSTOMER #: 040015



**CITY OF CORAL GABLES
 PUBLIC WORKS DEPARTMENT
 PUBLIC WORKS PERMIT**

2800 SW 72nd AVENUE
 MIAMI, FLORIDA 33155
 (305) 460-5026 or 5025

Site Address: 1542 S DIXIE HWY
 CORAL GABLES, FL 33146-3001

PERMIT NUMBER: **PW-17-01-0190**

PARCEL NUMBER: **03-4130-010-0010**

Project Name:
Legal Description:
 30 54 41 CORAL GABLES RIVIERA SEC 14 REPLAT OF BLK 199 PB 53-97 TRACT A LOT SIZE 54160 SQ FT OR
 29578-0168 0415 37

<p>Applicant: RIVIERA PLAZA HOLDINGS LP C/O 411 W PUTNAM AVE GREENWICH, CT 06830</p>	<p>Owner: RIVIERA PLAZA HOLDINGS LP 411 W PUTNAM AVE GREENWICH, CT 06830</p>	<p>Contractor: Bus License: Expires: State License:</p>
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Project Description: APPLICATION FOR STREET AND ALLEY VACATION (DRC)

<p>APPLICATION 1</p>	<p>This department must have: 24 hrs. notice for all inspections (305) 460-5026 or 5025 (fax) 460-5086</p> <p><u>FAILURE TO OBTAIN ALL REQUIRED INSPECTIONS WILL RESULT IN AUTOMATIC REJECTION OF WORK</u></p>
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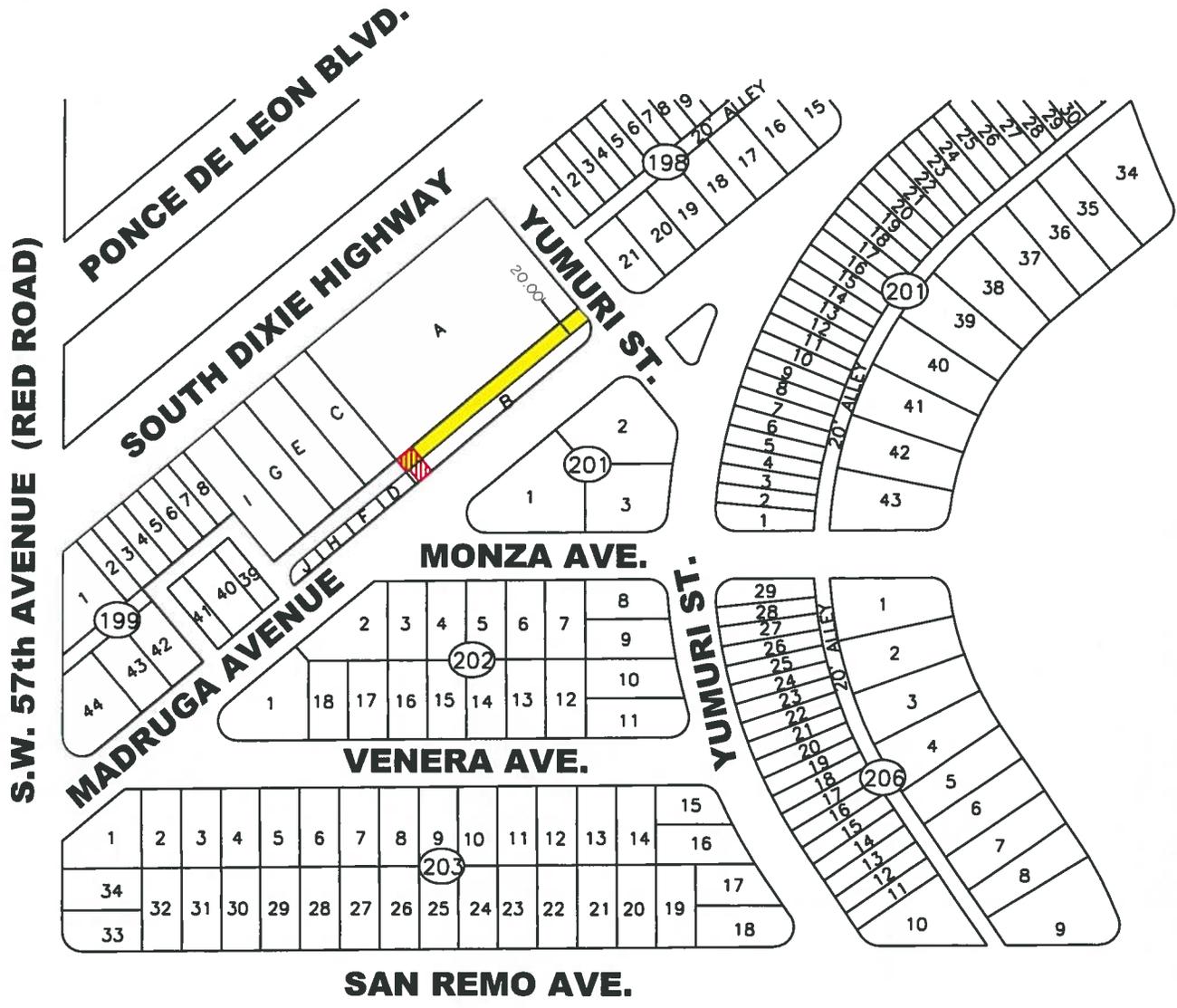
FEES	
STREET AND ALLEY VACATION APPL	6,000.00
TOTAL:	\$6,000.00

Issued Date: 01/06/2017
Expiration Date: 02/05/2017

CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
 SUNSHINE STATE ONE CALL
 1-800-432-4770



*** REQUIREMENTS & CONDITIONS SHEETS ARE PART OF THIS PERMIT
 CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION: 305-722-8700
 SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM**



LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED ALLEY TO BE VACATED

PROPOSED ALLEY VACATION AND EASEMENT DEDICATION

SCALE: N.T.S.
 APP'D:
 DRAWN: D.G.

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF CORAL GABLES, FLORIDA

DATE: 01/06/2017
 FB:
 FILE NO:

