

Art in Public Places

IN PRIVATE DEVELOPMENT

**CORAL
GABLES**[®]
THE CITY BEAUTIFUL



130 ALMERIA AVE.
WAIVER REQUEST
CADE CAPITAL PARTNERS





l'ordre des mondes (Totem), 2024.
by Alicja Kwade

Project: 130 Almeria Ave

Art Location: 103 Sevilla Ave



Proposed Development

Developer: Cade Capital Partners.

Architect: Behar Font & Partners.

Landscape Architect: Ryan J. King.



Proposed Development

Overview:

The project is a mixed-use development featuring a 118 Units on a single 14-story residential building with basement and podium parking levels and residential unit spanning levels 6 through 14. It includes ground-floor live work units and amenities and pool in the rooftop.

Public Benefit:

As part of the development, the project involves the building of a new city park located at 103 Sevilla Avenue, directly adjacent to the development site. This public park includes an open lawn, playground, and landscaped areas, serving as the site for the proposed public artwork.



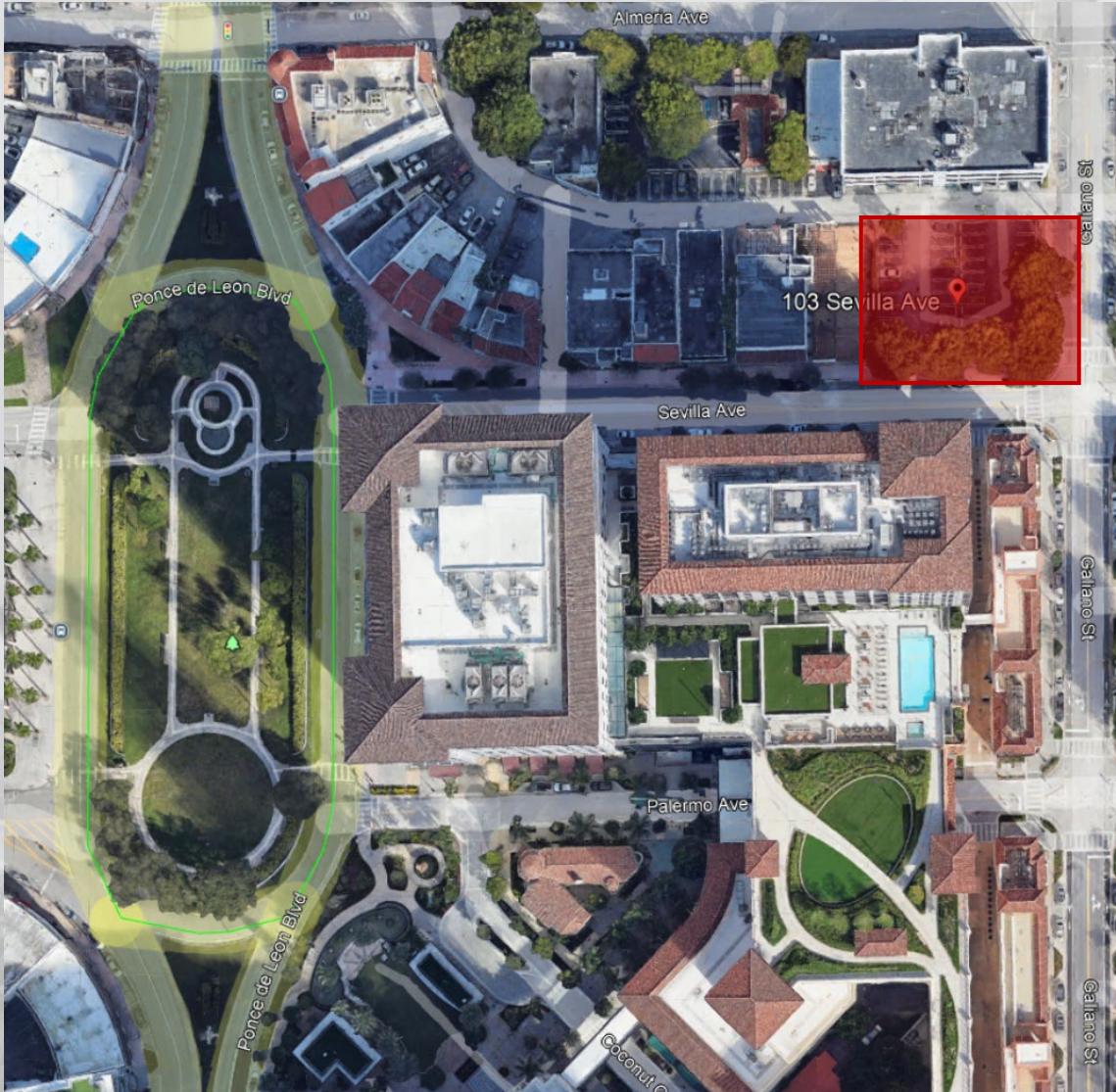
Location

The artwork will be located within the new City Park to be built at 103 Sevilla Avenue (NW corner of Sevilla Ave and Galiano St)

The Park will be constructed in parallel to the residential project by the CADE.

As per Resolution 2024-245:

Prior to issuance of the first Temporary Certificate of Occupancy, Applicant shall:
“...comply with all City requirements for Art in Public Places.” and “..substantially complete the 12,500 square foot Public Park.”



Proposed Artwork

Artist: Alicja Kwade.

Title: *l'ordre des mondes (Totem)*.

The artwork unique piece and is part of her Totem series (2024)

Medium: Patinated bronze, lacquered bronze, and various natural stones (Macauba, Bianco Carrara, Alaska Red, Silesian marble, Wondergrey, Vasa, Rainforest Gold, Amadeus Granite, Masi, Alaska White, Calacatta Viola, Rosa Portogallo, Branco, Verde Guatemala, German Red).



Proposed Artwork

Dimensions: Approx. 22.3 feet tall.

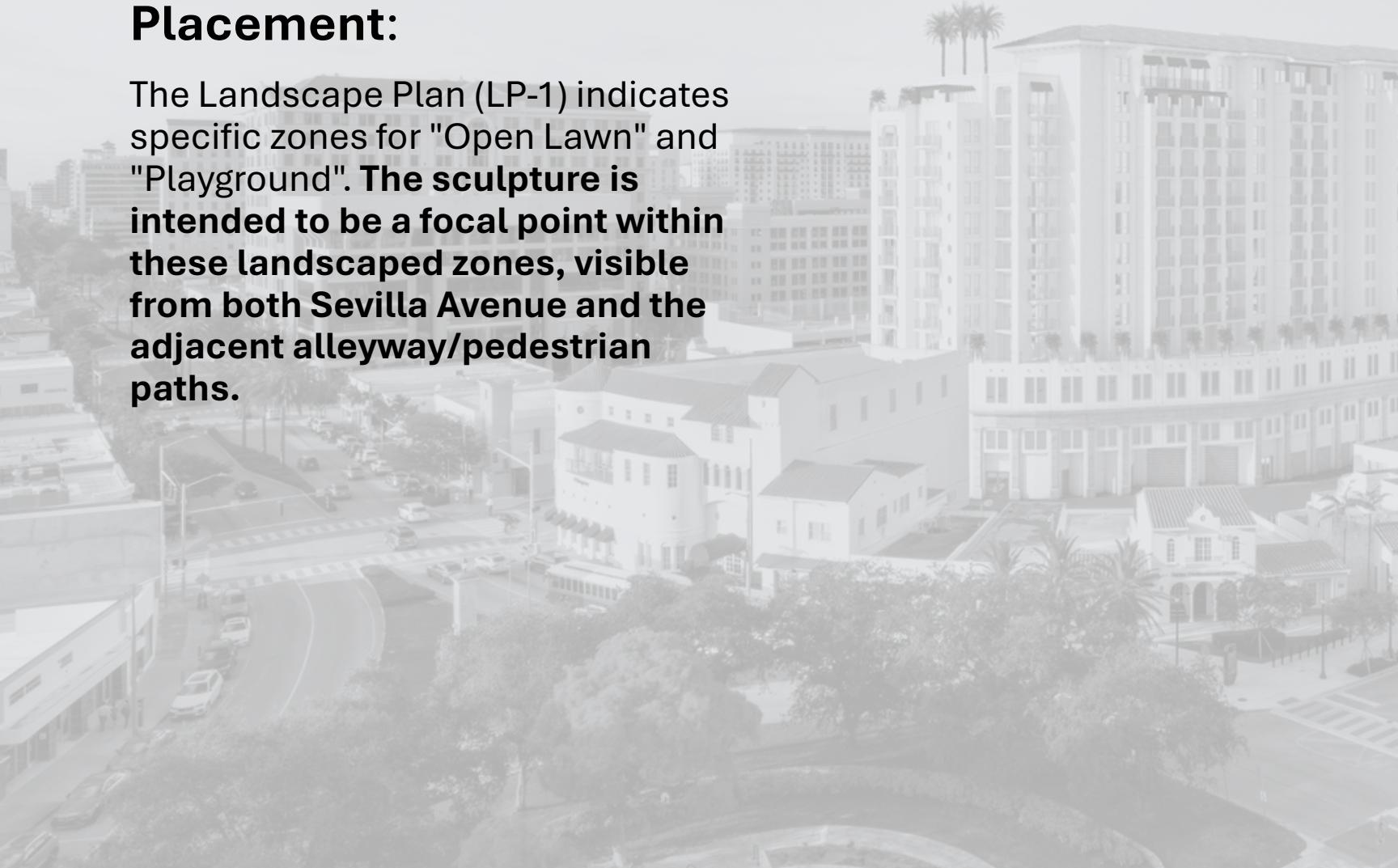
Concept: The sculpture features a towering vertical stack of chairs—everyday objects—interspersed with monumental stone spheres representing planets. It explores the relationship between human existence (the domestic chair) and the vast universe (the planetary spheres). The title references Piero Manzoni's *Socle du Monde* (Base of the World), challenging the viewer to reflect on their relationship with the world.



Site Plan Location

Placement:

The Landscape Plan (LP-1) indicates specific zones for "Open Lawn" and "Playground". **The sculpture is intended to be a focal point within these landscaped zones, visible from both Sevilla Avenue and the adjacent alleyway/pedestrian paths.**



Statement

Alignment with "City Beautiful": Coral Gables prides itself on a tradition of civic art and meticulously designed public spaces. This sculpture, by an internationally renowned artist, contributes to the city's identity as a cultural hub.

Enhancing Public Space: By placing a "museum-quality" piece in a neighborhood park, the development transforms a standard green space into a cultural destination.

Pedestrian Experience: The verticality of the piece draws the eye and creates a landmark that enhances wayfinding and the pedestrian experience along Sevilla Avenue and Almeria Avenue.

Cultural Dialogue: The work brings a global contemporary art dialogue (previously exhibited in Hong Kong, New York, Venice) to the local community.



Goals

Landmark Creation: To establish a recognizable visual anchor for the new residential district and park.

Philosophical Engagement: To provoke thought regarding time, space, and humanity's place in the universe, concepts central to Kwade's practice.

Interaction: To provide a playful yet contemplative object that resonates with viewers of all ages—using the familiar form of a chair to make abstract cosmic concepts accessible.



Artist Selection Process

Curatorial Approach:

The artist was selected based on her international acclaim and the specific suitability of her "Totem" series for vertical outdoor installation.

Alicja Kwade has a proven track record of major public commissions, including the **Metropolitan Museum of Art Roof Garden (New York)**, **Place Vendôme (Paris)**, and the **Venice Biennale**.



Gallery Representation

The selection was facilitated through **Pace Gallery**

Pace is a leading international art gallery representing some of the most influential artists and estates of the 20th and 21st centuries, founded by Arne Glimcher in 1960.

Holding decades-long relationships with Alexander Calder, Jean Dubuffet, Agnes Martin, Louise Nevelson, and Mark Rothko, Pace has a unique history that can be traced to its early support of artists central to the Abstract Expressionist and Light and Space movements. Now in its seventh decade, the gallery continues to nurture its longstanding relationships with its legacy artists and estates while also making an investment in the careers of contemporary artists

Scope of work

The artist (Alicja Kwade) and her studio/gallery (Pace Gallery) will be responsible for the fabrication of the sculpture, including the sourcing of rare stones and casting of bronze elements.

The scope includes

Artwork	\$ 450,000.00
Shipping	\$ 7,500.00
Installation	\$ 6,000.00
Plinth	\$ 5,000.00
Artwork Lighting	\$ 2,000.00
Total Budget	\$ 470,500.00

The proposed artwork satisfies and exceeds the minimum Art in Public Places Fee solely for purposes of meeting the waiver requirement under Section 9-103(B)(2).



Schedule

Project & Park

The project's construction drawings are currently under review by the City of Coral Gables. The project is expected to break ground in Q3 2026, with an anticipated construction duration of twenty (22) months.

Art

Production of the artwork is expected to commence upon release of the commission through the gallery, with completion required within six (6) months.

Planned maintenance

Materials:

The artwork is constructed from **patinated/lacquered bronze** and **natural stone (marble/granite)**. These are highly durable materials suitable for outdoor exposure in the South Florida climate.

The artwork will be placed on a plinth



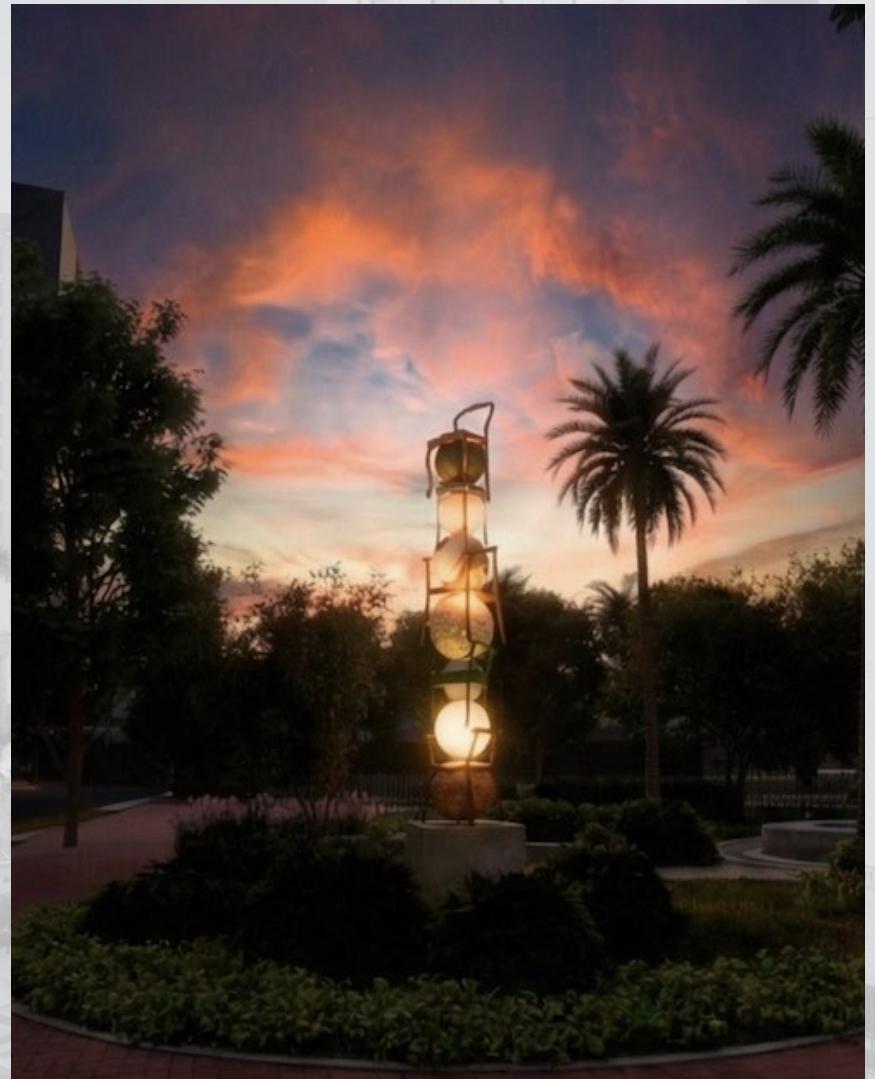
Planned maintenance

Maintenance Plan:

Routine: Periodic washing with water and mild, neutral soap to remove dust, salt spray, and pollutants.

Conservation: Annual inspection of the bronze patina and stone surfaces. Application of protective wax coatings for the bronze elements as recommended by the artist's studio to maintain the finish and prevent oxidation.

Responsibility: the art piece will be donated to the collection of the City of Coral Gables.





CADE
CAPITAL PARTNERS

SECTION 9-103

Art in Public Places Fund Requirements, Waivers, and Exemptions:

B. Waiver of the Art in Public Places Fee

2. Donating and installing artwork to the City with an appraised value equal to or greater than the amount of the Art in Public Places Fees that otherwise would be required and providing for the perpetual maintenance of such artwork.

Approval Process

- Arts Advisory Panel, recommendation: approval/denial vote: 8 to 0

January 7, 2026

- Cultural Development Board, recommendation: approval/denial vote: 4 to 0

January 20, 2026

Art in Public Places Fee

- 1% of the Project's total Art in Public Places estimate fee.
- The cost of the proposed art piece: \$450,700 for artwork + additional \$ for foundation and other related expenses.
- Funds toward the artwork should not replace expenses toward lighting requirements and other infrastructure or hardscaping that would otherwise be designed and applied.
- The artwork and all related expenses will be the responsibility of the Developer, with any difference in cost to be paid into the Art Fund.

Maintenance

- Developer is required to provide for the perpetual maintenance of the artwork in accordance with the City of Coral Gables Art in Public Places Funding, Goals, and Implementation Guidelines, which will be realized as a one-time contribution of ten percent of the value of the artwork into the public art maintenance fund with the city.
- Maintenance of the artwork, hereafter, will be the sole responsibility of the City. The cost of annual maintenance will be assessed and determined upon completion as minimal or extraordinary.



Thank You

HISTORICAL RESOURCES &
CULTURAL ARTS DEPARTMENT

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