

# Planning Department Development Review Application

City of Coral Gables  
Planning Department  
405 Biltmore Way  
Coral Gables, Florida 33134

Telephone: (305) 460-5211  
Fax: (305) 460-5327  
Email: [planning@coralgables.com](mailto:planning@coralgables.com)  
Website: [www.coralgables.com](http://www.coralgables.com)

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

The undersigned applicant(s)/agent(s) request the following (please check all that apply):

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Planned Area Development                                       |
| <input type="checkbox"/> Change of Zoning District                                  | <input type="checkbox"/> Restrictive Covenants and/or Easements                         |
| <input type="checkbox"/> Comprehensive Land Use Plan Map – Small Scale Amendment    | <input type="checkbox"/> Site Plan  |
| <input type="checkbox"/> Comprehensive Land Use Plan Map – Large Scale Amendment    | <input type="checkbox"/> Site Plan – Mixed-Use  |
| <input type="checkbox"/> Comprehensive Land Use Plan Text Amendment                 | <input type="checkbox"/> Separation/Establishment of a Building Site                    |
| <input type="checkbox"/> Conditional Use – Administrative Review                    | <input type="checkbox"/> Subdivision Review for Tentative Plat                          |
| <input type="checkbox"/> Conditional Use – Public Hearing Review                    | <input type="checkbox"/> Transfer of Development Rights Receiving Site Plan Application |
| <input type="checkbox"/> Development Agreement                                      | <input type="checkbox"/> University of Miami Campus Area Development Plan               |
| <input type="checkbox"/> Development of Regional Impact                             | <input type="checkbox"/> Zoning Code Text Amendment                                     |
| <input type="checkbox"/> Development of Regional Impact – Notice of Proposed Change | <input checked="" type="checkbox"/> Other: <u>Alley Vacation</u>                        |

for the following address 285 Aragon Avenue

for a parcel of land (project) known as Coral Gables Museum

Applicant(s)/Agent(s): City of Coral Gables

Applicant(s)/Agent(s) Mailing Address: 405 Biltmore Way 33134

Telephone: Business (305) 460-5202 Fax (305) 460-5350

Home ( ) — Email — @ —

Property Owner: City of Coral Gables

Property Owner Mailing Address: 405 Biltmore Way 33134

Telephone: Business (305) 460-5202 Fax (305) 460-5350

Home ( ) — Email — @ —

Street/property address of the subject property: 285 Aragon Avenue

Property name: Old Police & Fire Station / Coral Gables Museum

Legal description: Lot(s) 1-4 & 42-48

Block(s) 34 Section K

Present land use classification(s): Commercial use; low-rise & midrise intensity

Present zoning classification(s): "S" use - Special use District

Proposed land use classification(s) (if applicable): —

Proposed zoning classification(s) (if applicable): —

**Required supporting information.** Applicants are required to schedule a preapplication conference with Planning Department Staff. The items checked below are required to be submitted with this application. Please refer to the Planning Department Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. All correspondence must be submitted in typewritten form. The Planning Department reserves the right to request additional information as necessary. Preliminary Zoning Analysis must be submitted with application.

- ☐ Aerial.
- ☐ Affordable Housing Plan.
- ☐ Amended text (format). Provide the proposed changes of amended text utilizing underlining to denote additions and ~~strikethroughs~~ to denote deletions.
- ☐ Amended text (justification). Provide a typewritten narrative description detailing justification for the request and the purpose of the amendment.
- ☐ Annexation area property owners authorization petition.
- ☐ Application fees.
- ☒ Application representation.
- ☒ Architectural/building elevations.
- ☐ Comprehensive Land Use Plan (CLUP) analysis.
- ☐ Comprehensive Land Use Plan (CLUP) map.
- ☐ Concurrency Impact Statement.
- ☐ Department of Community Affairs Notice of Determination Letter.
- ☐ Landscape plan.
- ☐ Letter of determination. Submit a letter of determination from the Building and Zoning Department Development Review Official (DRO) stating whether or not the subject property is a single building site.
- ☐ Location maps.
- ☐ Massing model/3D computer model.
- ☒ Miami-Dade County Conflict of Interest and Code of Ethics form completed for all application representatives.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Photographs of existing uses/structure(s) and adjacent uses/streetscape.
- ☐ Plat.
- ☒ Property owners list.
- ☒ Property survey.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☒ Statement of use/site plan data summary.
- ☐ Streetscape/Public Realm Plan.
- ☐ Traffic Impact Statement or Traffic Impact Study.
- ☐ Zoning Analysis – Preliminary (approved by Building and Zoning Department).
- ☐ Zoning Map.

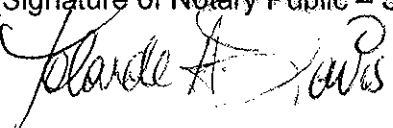
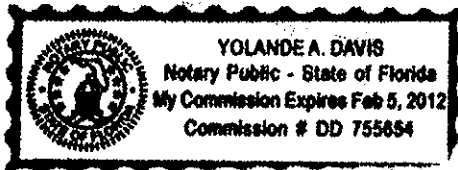
☒ site plan

**Digital Media Requirements.** All correspondence, mapping, charts, etc. associated with new and existing development review applications must be submitted in digital media format. The information shall be provided on compact disc in Adobe Portable Document Format (PDF). The media format requirements are as follows:

- a. Submission of two (2) compact discs (CDs) containing PDF files.
- b. The discs shall be labeled on the top of the CD with the applicant(s) name, project name and date of submittal.
- c. The CD shall contain a "Table of Contents" which identifies all PDF file name(s).
- d. Each document on the CD shall be divided into separate PDF files to avoid the creation of large PDF files (i.e., application for site plan approval, site plan mapping, elevation drawing, etc.).
- e. Maximum PDF file size is 10 Megabytes.
- f. PDF quality. Please ensure that all document information is legible.

**Affirmation.** (I) (We) affirm and certify to all of the following:

- a. Authorize the applicant(s)/agent(s) identified herein to file this application and act on behalf of the property owner(s).
- b. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
- c. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
- d. Understand that the application, all attachments and fees become a part of the official records of the Planning Department and are not returnable.
- e. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
- f. All representatives of the application have registered with the Miami-Dade County Clerk's office as a lobbyist, in accordance with "Miami-Dade County Code," Section 2-11.1.
- g. Understand that additional costs may be incurred and assessed to applicants as a result of consultant fees paid by City to complete a comprehensive review of submitted applications or supplemental documentation including but not limited to the following consultant services: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees shall be assessed by the Department upon finalization of the application review. Failure to pay the above fees within 60 days of written notification of the City shall result in discontinuance of any further reviews, inspections, approvals, etc. or issuance of a stop work order, as applicable or other appropriate action as permitted under the provisions of the Zoning Code or Code of Ordinances.

Property Owner Name: <u>CITY OF CORAL GABLES</u>		Property Owner Signature: <u>Dona M. Spain, ACM</u>	
Address: <u>405 BILTMORE WAY</u>			
Telephone: <u>305-460-5202</u>		Fax: <u>305-460-5350</u>	E-mail: _____
<input checked="" type="checkbox"/> Proof of Ownership (Submit Warranty Deed/Tax Record)			
<b>NOTORIZATION</b> <div style="display: flex; justify-content: space-between;"><div>STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this <u>28<sup>th</sup></u> day of <u>April</u>, <u>2009</u>, by _____ (Signature of Notary Public – State of Florida) </div><div style="text-align: right;"><u>DONA M. SPAIN</u></div></div> <div style="text-align: center; margin-top: 20px;"></div>			
(Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

Contract Purchaser Name		Contract Purchaser Signature	
Address:			
Telephone:	Fax:	E-mail:	
<input type="checkbox"/> Copy of executed contract			
<b>NOTORIZATION</b>			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ (Signature of Notary Public – State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant/Agent's Name		Applicant/Agent's Signature	
Address:			
Telephone:	Fax:	E-mail:	
Will the applicant be represented by an attorney at public hearing(s)? <input type="checkbox"/> Yes (please provide contact information) <input type="checkbox"/> No			
<b>NOTORIZATION</b>			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ (Signature of Notary Public – State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

**Building & Zoning Department**  
**Development Review Committee Application**

Building & Zoning Department  
405 Biltmore Way, Third Floor  
Coral Gables, Florida 33134

Tel: 305-460-5250  
Fax: 305-460-5261  
www.coralgables.com

**CITY OF CORAL GABLES**  
**BUILDING & ZONING DEPARTMENT**

**Development Review Committee Application**

Applicant's Name: CITY OF CORAL GABLES Telephone No: 305-460-5202 Fax No. 305-460-5350

Street Address: 405 BILTMORE WAY CORAL GABLES FL 33134  
(City) (State) (ZIP Code)

Property Owner: SAME Telephone No.: SAME

Owner's Address: SAME  
(Street Address) (City) (State) (ZIP Code)

Project Name: CORAL GABLES MUSEUM (OLD POLICE & FIRE STATION)

Proposed Structure: MUSEUM / CITY OFFICES Estimated Cost \$ \_\_\_\_\_  
(Residence, Duplex, Apartment/Condominium, Addition, Commercial Building, etc.)

Job Address: 285 ARAGON AVENUE

Legal Description: Folio No.: 03-4108-006-3100

Lot(s): 1-4 & 42-48 Block: 34 Section: "K" Pb. & Pg: 8-33

Project Architect: JORGE L. HERNANDEZ, ARCHITECT Telephone No.: 305-774-0022

Architect's Address: 337 PALERMO AVENUE CORAL GABLES, FL 33134  
(Street Address) (State) (ZIP Code)

Date(s) of Previous Submittal and Actions: \_\_\_\_\_

Dora M. Spier ACM  
Applicant's Signature

4.28.09  
Date

The information provided herein is true and correct and the application is being submitted with all of the documents necessary for review by the appropriate Board/Committee and Building & Zoning Department. I understand that failure to provide the information necessary for review by the appropriate Board/Committee may cause my application to be deferred.

**To Be Completed By The Boards Division Staff**

Application Sufficient: ☐ YES ☐ NO App. # \_\_\_\_\_


\_\_\_\_\_ Level I (Executive committee) \_\_\_\_\_ Level II (Technical Committee)

Date of meeting \_\_\_\_\_ Date of meeting \_\_\_\_\_

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

Date	Board/Committee	Comments (if any)
05/27/05	Development Review Committee	
11/18/05	Development Review Committee	
12/15/05	Board of Architects	
01/19/06	Historic Preservation Board	
05/08/08	Board of Architects	

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
		

**ATTACHMENT(S):**

1. Draft Resolution
2. Supporting Documents

N/A

**CITY OF CORAL GABLES**  
**BUILDING & ZONING DEPARTMENT**

**Development Review Committee Application**  
***Supplementary Form***

*The following information is required in order to process "Interior Only" applications or applications for "concurrency" review by the Development Review Committee. (Level II)*

Assessed value of building: \_\_\_\_\_ Market value of building: \_\_\_\_\_

Size of property (Square feet & acres): \_\_\_\_\_

Last use of building: \_\_\_\_\_ Proposed use of building: \_\_\_\_\_

Proposed floor area: \_\_\_\_\_ Allowed floor area: \_\_\_\_\_

**COMMERCIAL BUILDING FLOOR AREA:**

Type of Use:

Number of Square Feet:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**RESIDENTIAL DENSITY:**

Number of Units – Allowed: \_\_\_\_\_

Proposed: \_\_\_\_\_

Number of Parking Spaces – Required: \_\_\_\_\_

Proposed: \_\_\_\_\_

\_\_\_\_\_  
Applicant (Print or Type)

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**To Be Completed By The Boards Division Staff**

Use District: \_\_\_\_\_ Land Use Designation: \_\_\_\_\_ Central Business District: \_\_\_\_\_ Mixed Use: \_\_\_\_\_

Mediterranean Bonuses: \_\_\_\_\_ Historic Landmark: \_\_\_\_\_

Is There a Change of Use: \_\_\_\_\_

Proposed work is equal to: \_\_\_\_\_ % of Assessed Value

Proposed work is equal to \_\_\_\_\_ % of Market Value



**CITY OF CORAL GABLES  
BUILDING & ZONING DEPARTMENT**

**DEVELOPMENT REVIEW COMMITTEE**  
*Owner's Affidavit and permission to post the property*

I / We CITY OF CORAL GABLES as owner(s) of Lot(s) 1-4 + 42-48  
Block 34 Section "K" Pb/Pg 8-33

(the subject property) located at 285 ARAGON AVENUE  
desire to file an application to be heard by the Development Review Committee (DRC) of the City of Coral Gables and obtain a recommendation and I / We do understand and agree as follows:

1. The application will not be heard unless the applicant is present at the DRC meeting;
2. The subject property is to be posted with a public notice sign. This public notice posting must be in accordance with sub-paragraph (a) 2 of section 27-7 of the Zoning Code. The sign will not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign;
3. The responsibility of the applicant is to submit a complete application and all of the documents necessary for the DRC to hear the applicant's proposal;

I / We as the owner(s) of the subject property

- ☐ do hereby authorize \_\_\_\_\_ to  
☐ will on my behalf \_\_\_\_\_

act as the applicant and make this proposal along with the application for a meeting before the Development Review Committee.

Signature of Owner \_\_\_\_\_

Signature of Applicant

Dona M. Spain, ACM

The preceding instrument was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

by \_\_\_\_\_.

( ) is personally known to me.

( ) has produced a \_\_\_\_\_ as identification,

NOTARY PUBLIC (SEAL)

The preceding instrument was acknowledged before me this

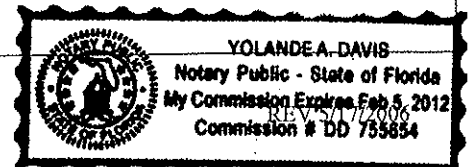
28th day of April 2009

by DONA M. SPAIN.

☒ is personally known to me.

( ) has produced a \_\_\_\_\_ as identification,

NOTARY PUBLIC (SEAL)



**Public Works Department**  
**Street & Alley Vacation Application**

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

**CHECK LIST**

APPLICANT MUST RETURN THE FOLLOWING:

- ☒ 1. Application
- ☐ 2. Certified Survey
- ☐ 3. Letter of Intent
- ☐ 4. Waiver of Objections
- ☐ N/A 5. Filing Fee \$1,500.00  
(Ordinance No. 0-2004-34)
- ☐ 6. List of Property Owners within a minimum 1000' radius,  
(For alleys only abutting property owners).

THE CITY OF CORAL GABLES  
CORAL GABLES, FLORIDA

STREET AND ALLEY VACATION

DATE: April 22, 2009

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

\_\_\_\_\_ Vacation of Street

  X   Vacation of Alley

PLEASE PRINT OR TYPE:

1. City of Coral Gables, City Manager's Office

\_\_\_\_\_  
Name of Applicant

405 Biltmore Way

Street Address

Coral Gables, FL 33134

City, State, Zip

305-460-5202

Telephone Number

CHECK APPROPRIATE BOX

☐

Rent

☒

Own

SAME

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

2. A. General description of r.o.w. to be vacated (survey with legal description to be attached)

That portion of the alley lying between Lots 1-4 incl. and Lots 42-48 incl., Block 34, Coral Gables Section "K" as recorded in Plat Book 8, Page 33 (See attached survey of location) and dedicating courtyard at Loading Dock as easement for turning and portion of City of Coral Gables parking lot #8 as substitute alley for purpose of exiting the closed alley.

B. Dimension of proposed vacation: Length in feet: 106'-0"

Width in feet: 20'-0"

(Area of approximately 2,097 square feet)

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

3. If applicant is going to dedicate property for a Substitute Street or Alley, describe the property to be dedicated for such substitution.  
Refer to the attached: Exhibit "A" – Proposed Portion of Alley to be Vacated and Dedicated Areas, Exhibit "D" – Description of Alley to be Vacated, Exhibit "E" – Easement for Public Turn Around, and Exhibit "F" – Substitute Alley Dedication

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4. Reason for the requested abandonment, vacation and closure.  
\*\*See attached sheets entitled "Reason for Request"

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Dora M. Spaulding, AEM  
Applicant's Signature  
4-27-09

APPLICANTS (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: \_\_\_\_\_

APPLICANTS (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

**Reason for request**

This portion of the alley in Block 34 traverses between two City-owned properties. City Parking Lot #2 (Lots 1-4, Block 34) is currently to the north of the alley and the "Old Police and Fire Station" (Lots 42-48, Block 34) is currently to the south of the alley. (See survey in Exhibit "A")

The City of Coral Gables, in partnership with a private, not-for-profit Board, is creating the Coral Gables Museum on these two sites. The "Old Police and Fire Station," a local and national historic landmark, is being restored and a new 3,073 square foot structure comprised of 2,608 square foot Fewell Gallery and a 1,635 square foot covered loggia is being constructed on what is now Parking Lot #2. In the permitted set of construction drawings, the two structures are joined with an open-sided, roofed breezeway connector. For security purposes, the connecting breezeway across the alley is flanked with a pair of operable gates that will allow access to the alley in case of an emergency. (See attached Exhibit "B".)

The City went to the City Commission on October 14, 2008 and received permission for an alley encroachment for the breezeway connector.

The alley in question has been closed since the onset of construction in the Fall of 2008. There have been no complaints or incidents as a result of the temporary closure. Large trucks, servicing the adjacent buildings have been able to maneuver successfully in the truncated alley. (See photos in Exhibit "C".) The Coral Gables Fire Chief has given his verbal approval of the proposed closure and the adjacent property owners have no objection to the closure as well.

The City and Museum are requesting an alley vacation at this time in order for the open-air breezeway to be enclosed and air conditioned. (See Exhibits "D", "E" and "F") The reasons for this are primarily security, functionality, aesthetics, and quality of life for Coral Gables residents.

**SECURITY AND FUNCTIONALITY**

In the Museum world, climate control is extremely important to the artifacts and artwork displayed. In the current floor plan, the only access to the largest gallery is through the breezeway. Each time a visitor to the Museum enters the gallery, the climate in the gallery will be affected introducing, most of the year, heat and humidity. This variation in climate is frowned upon in the Museum industry and will have an adverse effect on the operations of the Museum as they try to entice important travelling exhibits to Coral Gables.

In a similar way, the enclosure of the breezeway is necessary for security and control of both visitors and artwork. "Chain of Custody" is extremely important in the Museum



industry and currently, the only way to get a piece of art from the loading area to the gallery is to travel outside through the breezeway. Due to the limitations of the egress doors needed at this location, the maximum size opening that can be achieved with impact-resistant doors is 6'-0" x 8'-0". This limits the size of the artwork that can be brought into the gallery. Because of this limitation, larger pieces will have to be brought in through larger doors on the west side facing the piazza, again further compromising the security of the artwork and leaving it vulnerable to damage or theft. The breezeway enclosure eliminates the need for impact resistant doors at the entrance to the gallery, thereby increasing the control and security of the artwork and increasing the potential of attracting quality travelling exhibits with large objects.

### **AESTHETICS**

Visually, the glazed and climate controlled connector will look more appropriate for a first class small museum for Coral Gables. If the connector is an enclosed space, the sounds and odors of the adjacent alley will not be part of the museum patron's experience.

### **QUALITY OF LIFE**

The Coral Gables Museum is unique to the City in that it is the only Museum in the Central Business District and one of the few museums in the City. The alley vacation in this location seeks to serve the greater good of the community as it better positions the Museum as a legitimate and competitive entity. The closure will allow the Museum to attract larger, national exhibits because the objects and Chain of Custody will be more secure, thereby increasing the prestige of the Museum and the quality of life of City residents. Moreover, functionally, the flow of patrons to and from the largest gallery (Fewell Gallery) will be seamless and not impeded by a security and climate breach.

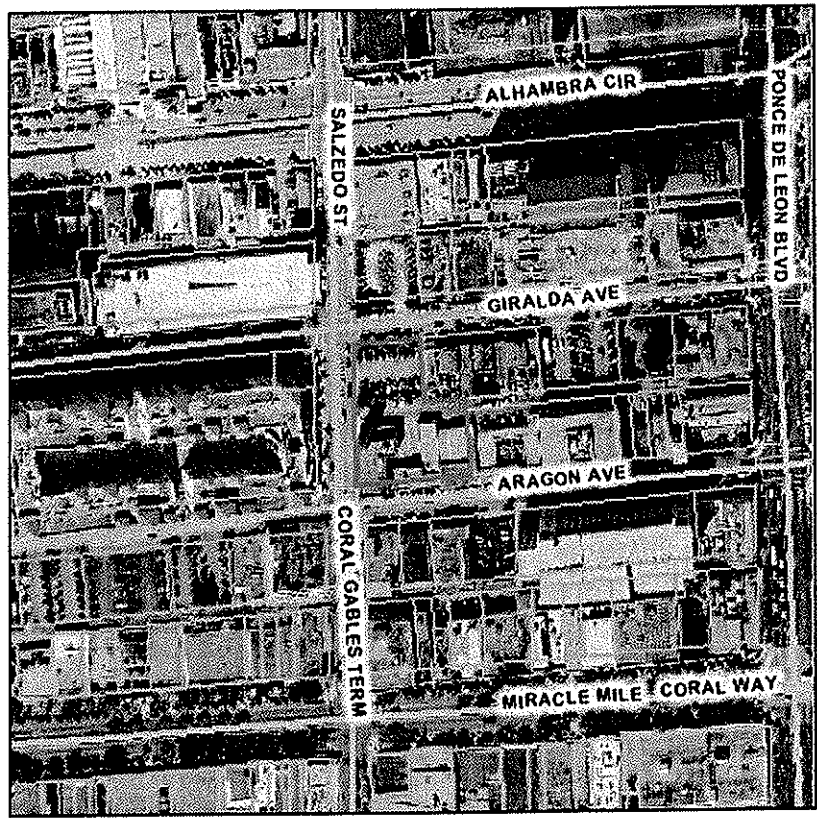
The urban location of the Museum - adjacent to one of the country's premier independent booksellers and across the street from a new arts cinema, the Miracle theater is one block away and surrounded by outstanding restaurants – is ideal. The Coral Gables Museum will anchor the "Coral Gables Arts District" and the alley vacation will ensure that the Museum is a world-class, viable facility.

**My Home**  
Miami-Dade County, Florida

**miamidade.gov**



**Property Information Map**



Digital Orthophotography - 2007

0 ————— 123 ft

This map was created on 4/23/2009 11:32:02 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



**Close**

**Summary Details:**

Folio No.:	03-4108-006-3100
Property:	285 ARAGON AVE
Mailing Address:	CITY OF CORAL GABLES
	CITY HALL CORAL GABLES
	FL
	33154-2067

**Property Information:**

Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0040 MUNICIPAL
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	21,000
Lot Size:	27,500 SQ FT
Year Built:	1935
Legal Description:	CORAL GABLES SEC K PB 8-33 LOTS 1 THRU 4 & 42 THRU 48 INC & 20FT ALLEY LYG BET BLK 34 LOT SIZE IRREGULAR

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

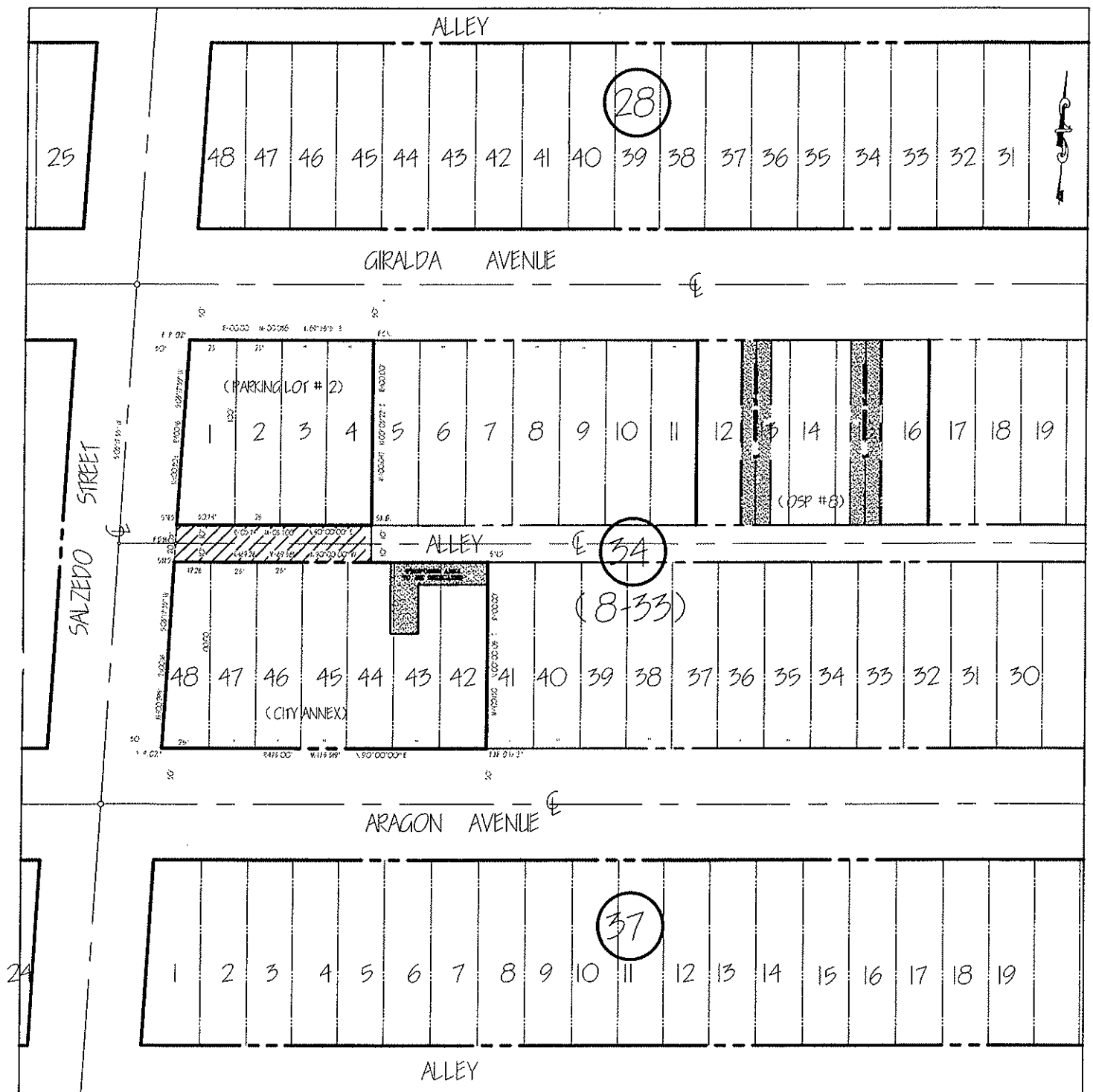
Year:	2008	2007
Land Value:	\$4,400,000	\$4,400,000
Building Value:	\$1,028,267	\$1,028,267
Market Value:	\$5,428,267	\$5,428,267
Assessed Value:	\$5,428,267	\$5,428,267

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$5,428,267/ \$0	\$5,428,267/ \$0
County:	\$5,428,267/ \$0	\$5,428,267/ \$0
City:	\$5,428,267/ \$0	\$5,428,267/ \$0
School Board:	\$5,428,267/ \$0	\$5,428,267/ \$0



**Exhibit “A”**  
**Sketch of Proposed Alley to be Vacated**  
**and Dedicated Areas**



Proposed portion of  
alley to be vacated



Proposed dedicated area.

## PROPOSED PORTION OF ALLEY TO BE VACATED AND DEDICATED AREAS

SCALE: N.T.S.

DRAWN BY: WLJ

JOB #:

**DEPARTMENT OF PUBLIC WORKS**

ENGINEERING DIVISION  
CITY OF CORAL GABLES, FLORIDA

APPR. BY: J.M.

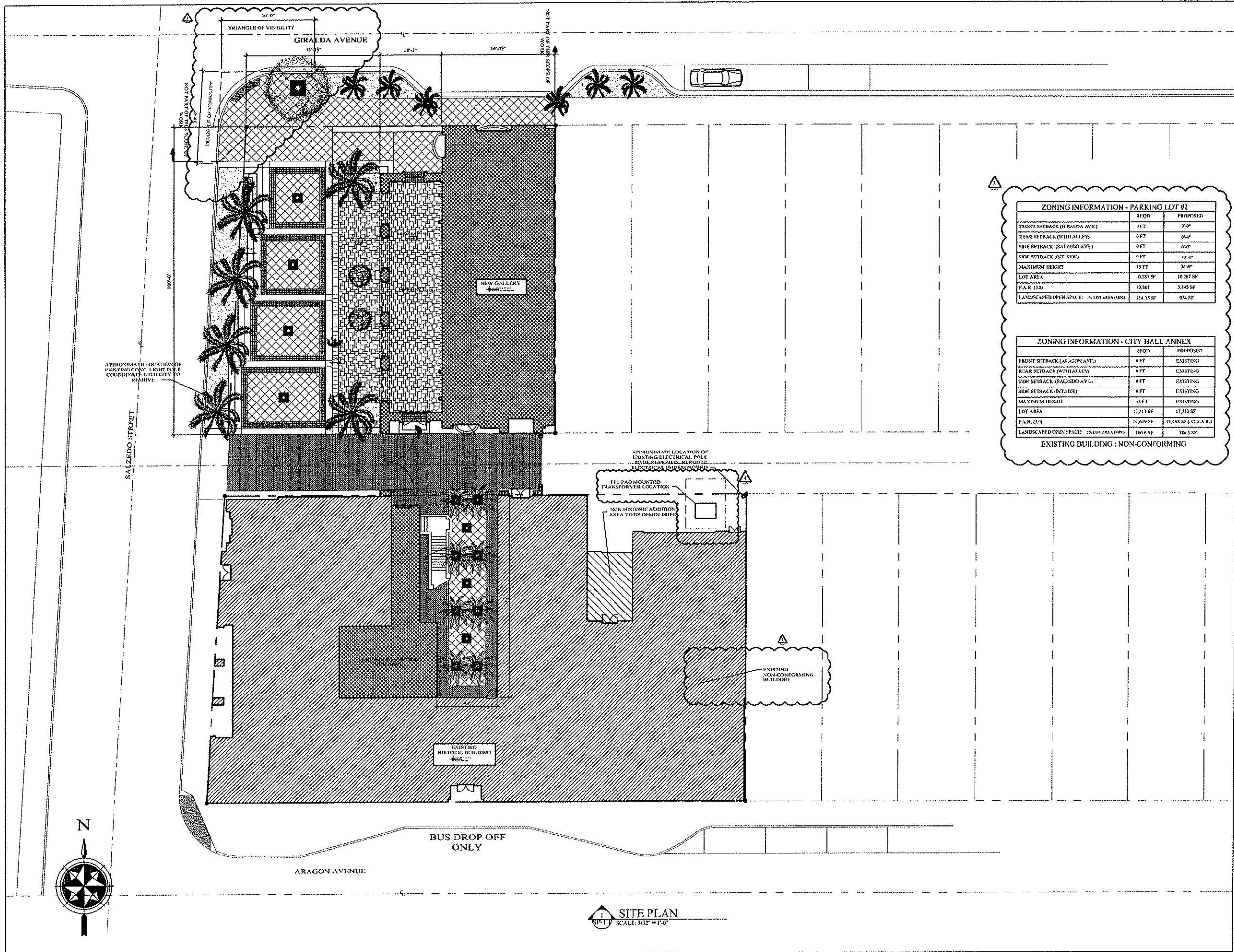
SHEET NO.: 1 OF 1

DATE: 04/15/09

FILE NO:

## **Exhibit “B”**

Architect’s Sketch of Breezeway Connector



ZONING INFORMATION - PARKING LOT #2		
	REQD.	PROPOSED
FRONT SETBACK (GIRALDA AVE.)	0 FT	0'-0"
REAR SETBACK (WITH ALLEY)	0 FT	0'-4"
SIDE SETBACK (SALZEDO AVE.)	0 FT	0'-0"
SIDE SETBACK (INT. SIDE)	0 FT	43'-4"
MAXIMUM HEIGHT	45 FT	36'-0"
LOT AREA	10,287 SF	10,287 SF
F.A.R. (3.0)	30,861	3,145 SF
LANDSCAPED OPEN SPACE: 1% LOT AREA (MIN)	514.35 SF	954 SF

ZONING INFORMATION - CITY HALL ANNEX		
	REQD.	PROPOSED
FRONT SETBACK (ARAGON AVE.)	0 FT	EXISTING
REAR SETBACK (WITH ALLEY)	0 FT	EXISTING
SIDE SETBACK (SALZEDO AVE.)	0 FT	EXISTING
SIDE SETBACK (INT. SIDE)	0 FT	EXISTING
MAXIMUM HEIGHT	45 FT	EXISTING
LOT AREA	17,213 SF	17,213 SF
F.A.R. (3.0)	51,639 SF	23,498 SF (45 F.A.R.)
LANDSCAPED OPEN SPACE: 1% LOT AREA (MIN)	360.6 SF	786.5 SF

EXISTING BUILDING : NON-CONFORMING

**SITE PLAN**  
SCALE: 1/32" = 1'-0"

PROJECT: CORAL GABLES MUSEUM  
133 S. ALLEN AVE.  
CORAL GABLES, FL  
NO.

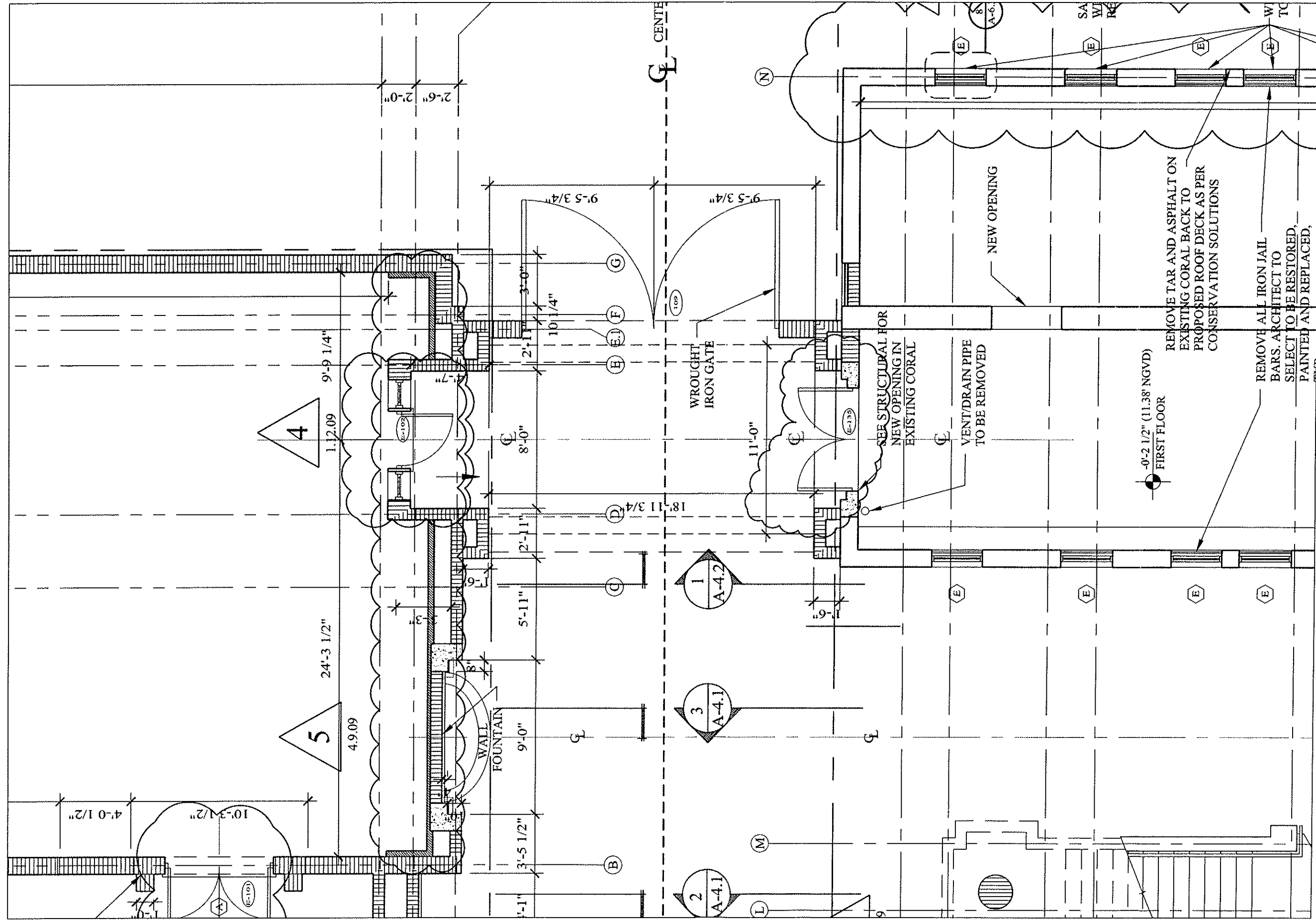
JORGE L. HERNANDEZ  
Architect  
LORNA HERNANDEZ, INC.  
337 Palmetto Avenue, Coral Gables, Florida 33134 (305) 774-4022

REVISIONS:  
A 10.6.08  
A 1.12.09  
A

DRAWING: SITE PLAN  
DATE: 2.28.08  
SHEET: SP-1.1

These designs and drawings are the copyrighted property of Jorge L. Hernandez Architect, P.A. and may not be reproduced except with specific written consent of the architect. The contractor must check and verify all dimensions of the job and be responsible for same, reporting any discrepancies to the architect before commencing work. Drawing not to be scaled.





**REVISIONS:**

**DRAWING:**

PERMITTED  
BREEZEWAY  
DATE:

DATE: 4.24.09

JORGE L. HERNANDEZ

Architect

FLORIDA REGISTRATION # 9843

257 A. MONTE ALVAREZ, Coral Gables, Florida 33134 (305) 774-0022

**PROJECT:**  
CORAL GABLES  
MUSEUM

**285 ARAGON**  
CORAL GABLES  
FLORIDA  
**NO.**

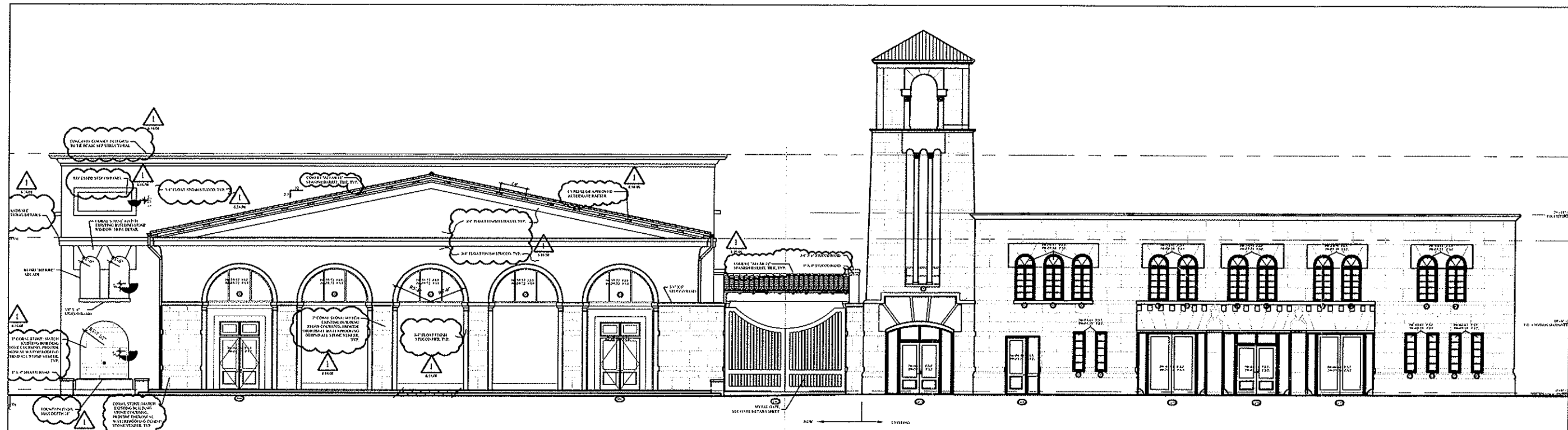
PROJECT:  
CORAL GABLES  
MUSEUMMUSEUM  
285 ARAGONCORAL GABLES  
FLORIDA  
NO

No. \_\_\_\_\_

---



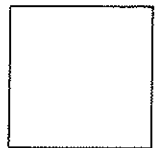




PROJECT:  
CORAL GABLES  
MUSEUM  
285 ARAGON  
CORAL GABLES  
FLORIDA  
NO.



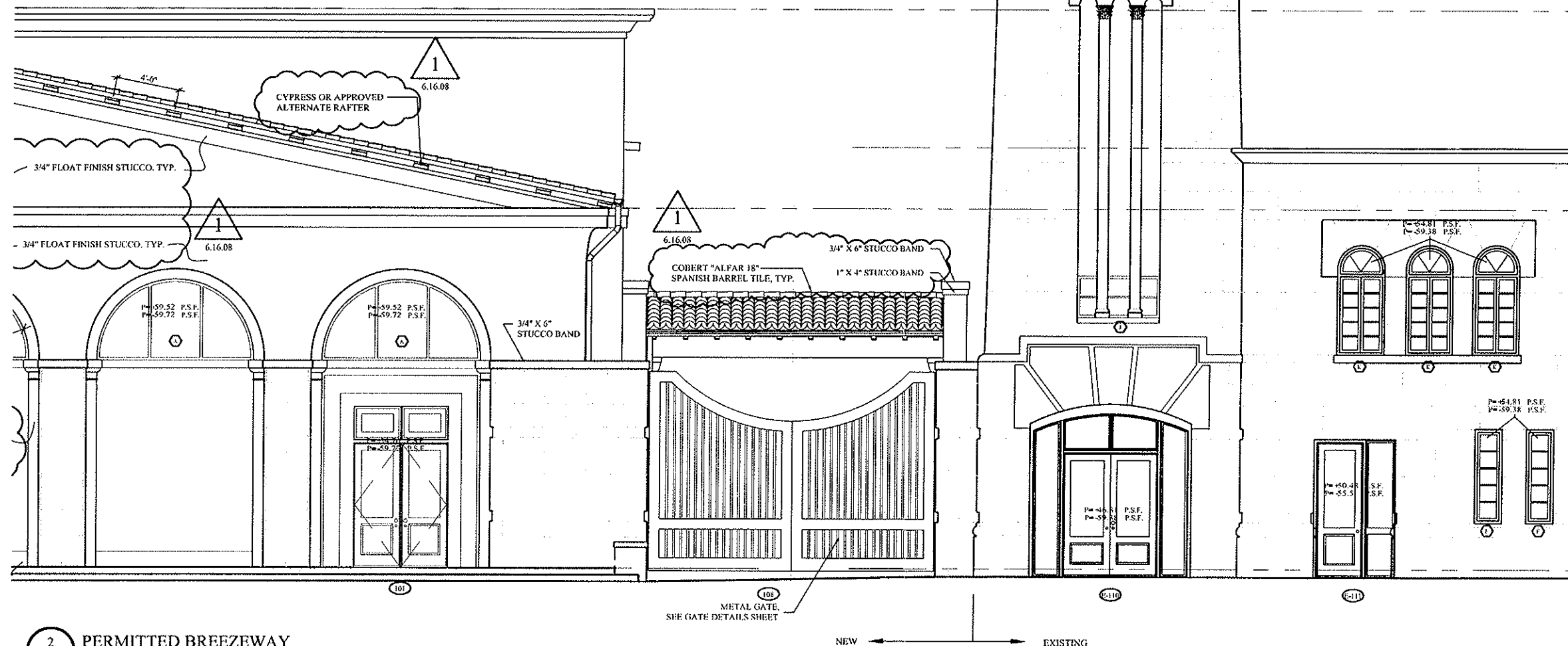
JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION #943  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022



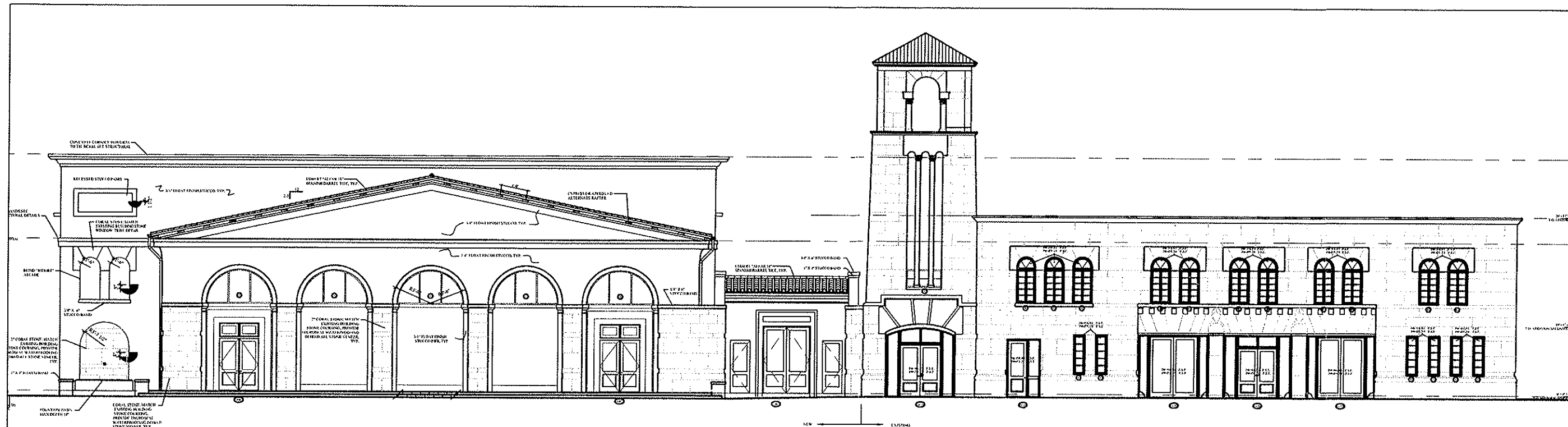
REVISIONS:  
1  
2  
3

DRAWING:  
PERMITTED  
BREEZEWAY ELEV  
DATE:  
4/24/09  
SHEET: A-2.1

1 PERMITTED BREEZEWAY : STREET ELEV  
A-2.1 1/16" = 1'-0"



2 PERMITTED BREEZEWAY  
A-2.1 1/8" = 1'-0"



1 ENCLOSED BREEZEWAY : STREET ELEV  
A-2.1 1/16" = 1'-0"



2 ENCLOSED BREEZEWAY  
A-2.1 1/8" = 1'-0"

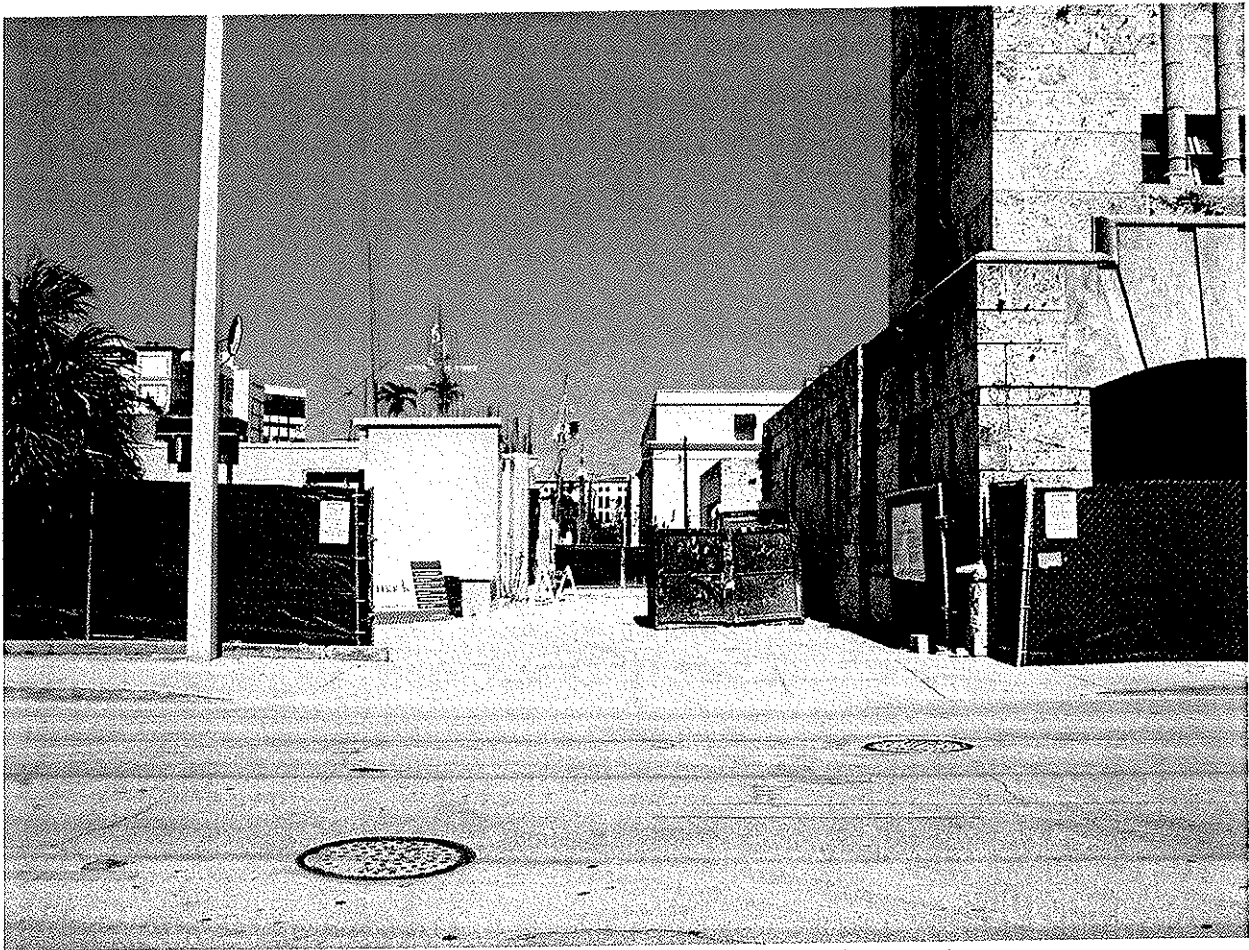
PROJECT:  
CORAL GABLES  
MUSEUM  
385 ARAGON  
CORAL GABLES  
FLORIDA  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION: 9943  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:  
△  
△  
△

DRAWING:  
PERMITTED  
BREEZEWAY ELEV  
DATE:  
4.24.09  
SHEET: A-2.1

**Exhibit “C”**  
**Photos of Alley and Easements**



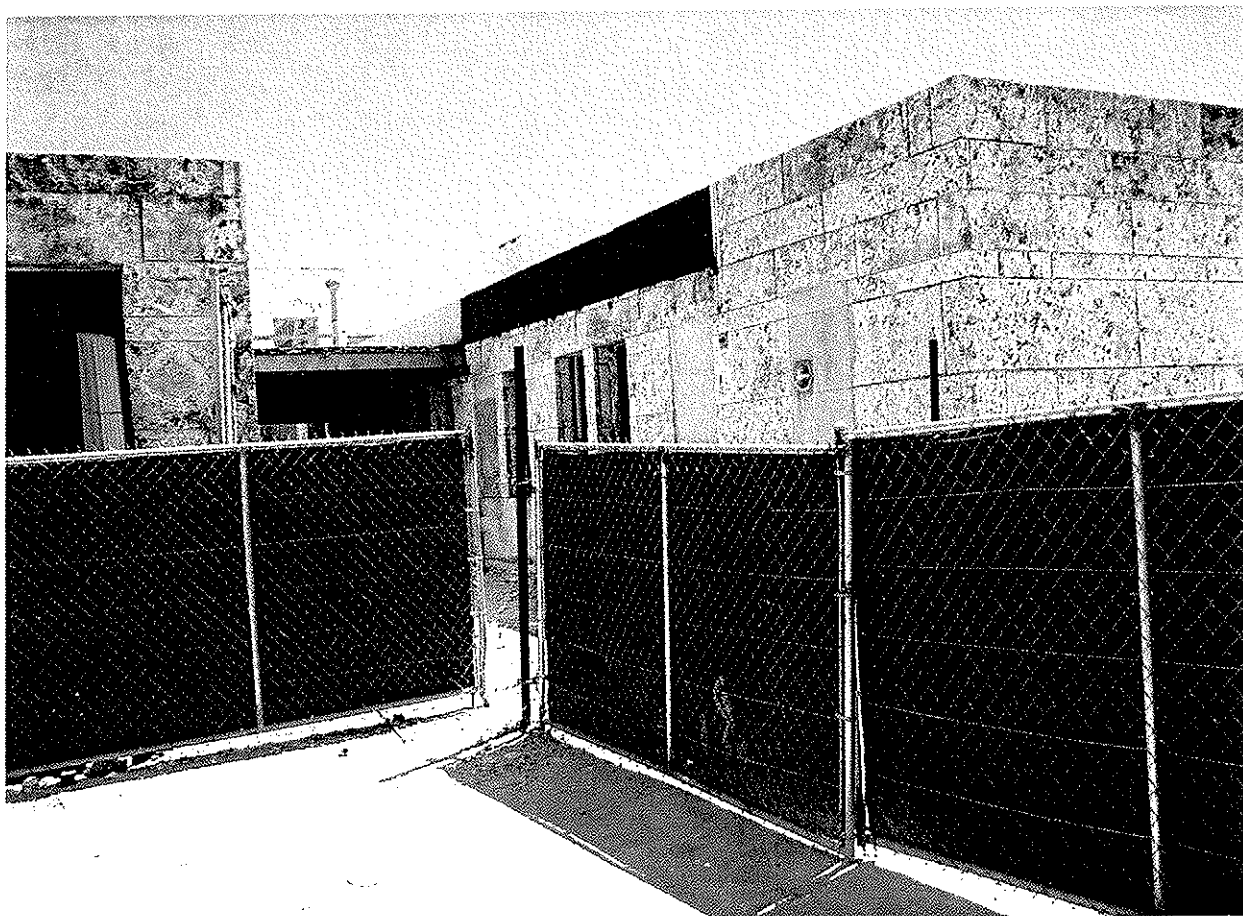
Alley be vacated (looking east from Salzedo Street)



Alley be vacated (looking west)

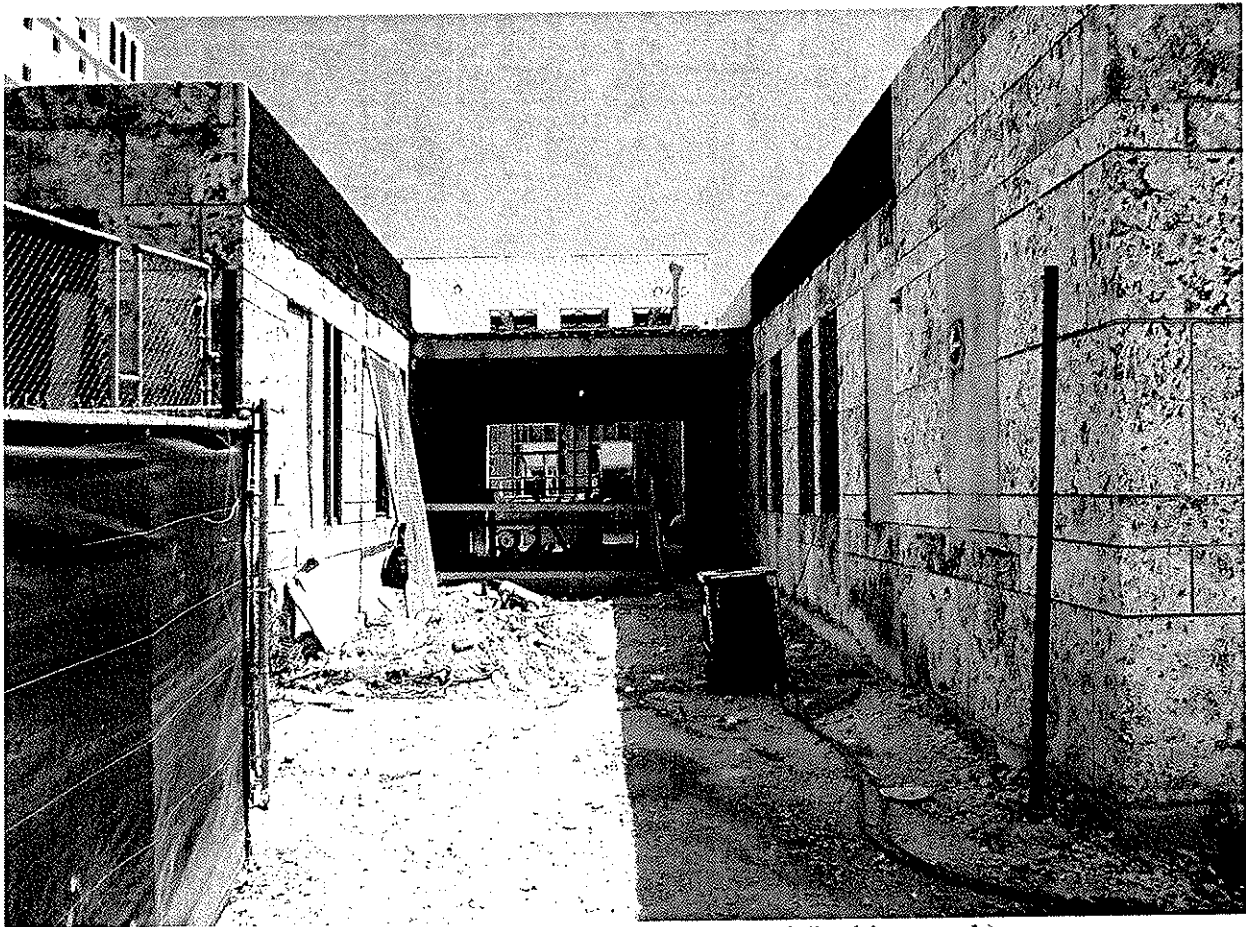


Alley be vacated (looking west)

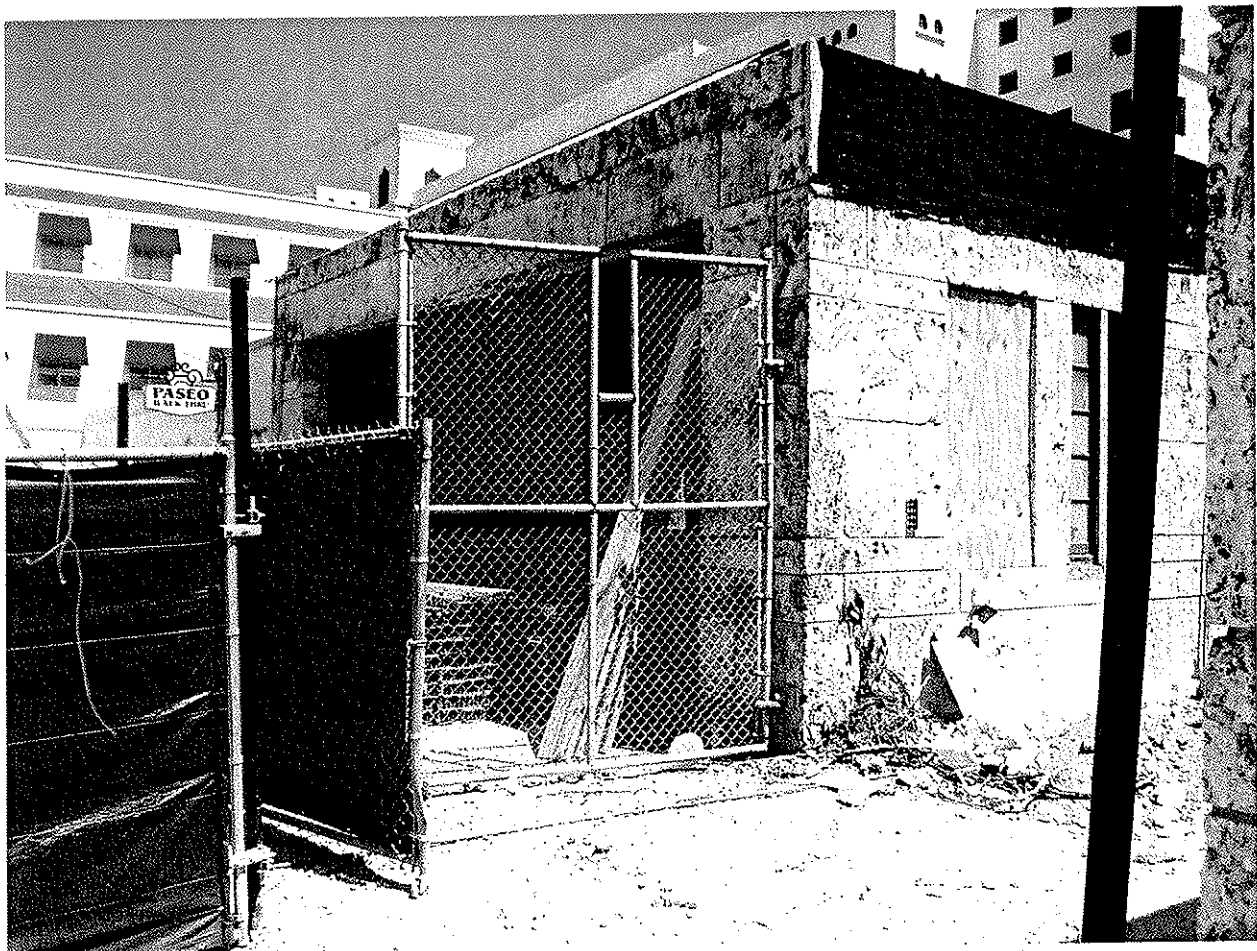


Portion of easement for public turnaround (looking southwest)





Portion of easement for public turnaround (looking south)



Portion of easement for public turnaround (looking southeast)



Portion of easement for public turnaround (looking east)





Alley to remain open (looking east toward substitute alley dedication)



Existing condition at adjacent property (across alley to the north from Museum site)



One of two substitute alley dedications (looking north)



Two of two substitute alley dedications (looking north)



Relationship of substitute alley dedications (foreground)  
to portion of alley to be vacated (background)

**Exhibit “D”**

Description of Alley to be Vacated

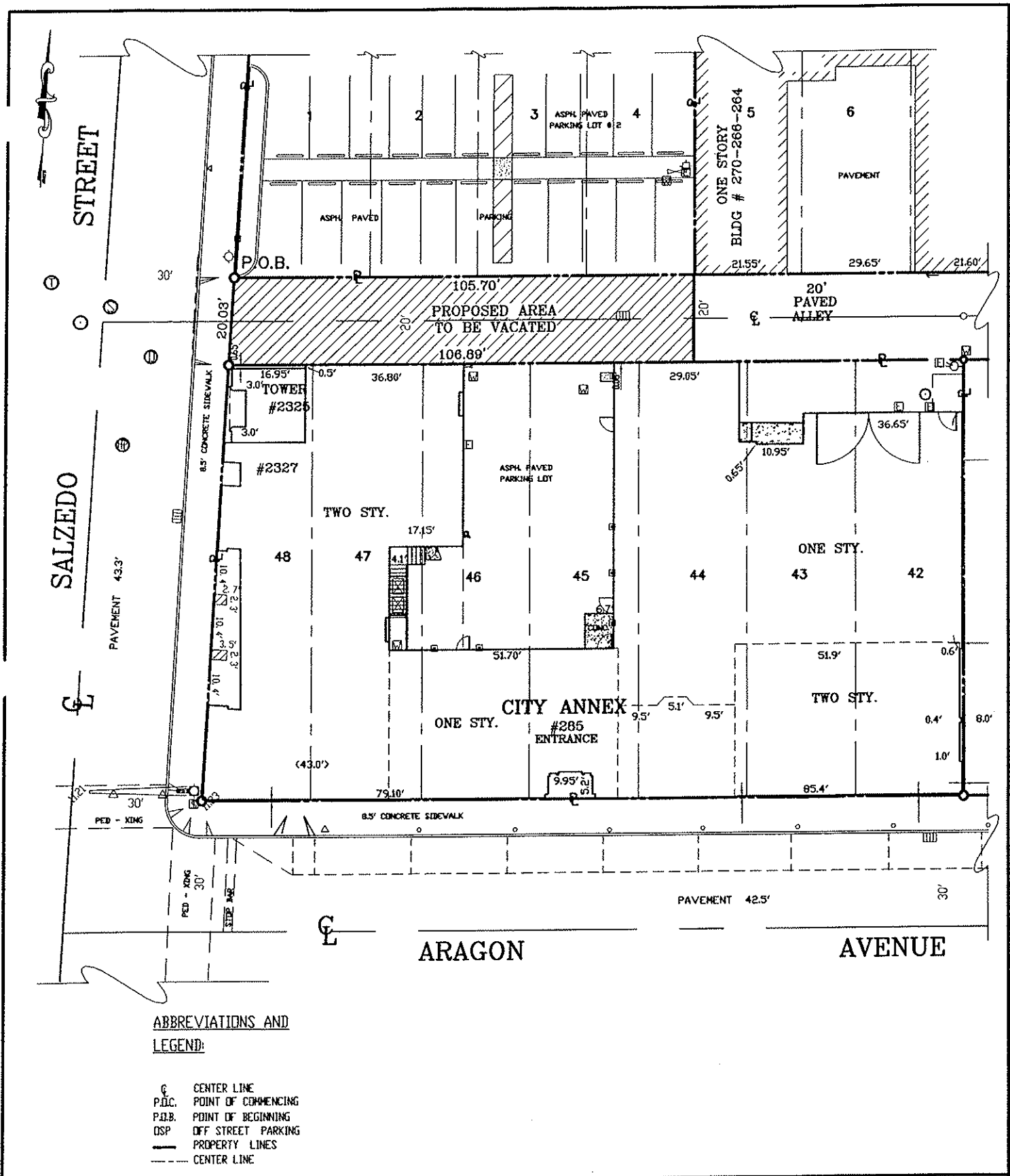
**Alley to be vacated description:**

A portion of that certain east-west alley in Block 34, of "Coral Gables Section K", according to the plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida, and more particularly described as follows:

Beginning at the southwest corner of Lot 1 of said Block 34, also being the northwest corner of the above mentioned alley; thence easterly along the south line of Lots 1, 2, 3, and 4 a distance of 105.70 feet to the southeast corner of said lot 4, this line also being the north right-of-way line of said alley on Block 34; thence southerly on the extended east line of said Lot 4 a distance of 20.00 feet to a point on the north line of Lot 44 of said Block 34; thence westerly along the north line of Lots 44 thru 48 inclusive, this line also being the south right-of-way line of said alley on Block 34, a distance of 106.90 feet to the northwest corner of said Lot 48; thence northerly along the west line of said alley on Block 34, this line also being the east right-of-way line of Salzedo Street, a distance of 20.03 feet to the Point of Beginning.

4-17-09

Description of Alley to be vacated



## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: N.T.S.

DRAWN BY: WLJ

JOB #:

### DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION  
CITY OF CORAL GABLES, FLORIDA

APPR. BY: J.M.

DATE: 04/15/09

SHEET NO: 1 OF 1

FILE NO:

## **Exhibit “E”**

### **Description of Easement for Public Turn Around**

### **EASEMENT FOR PUBLIC TURN AROUND**

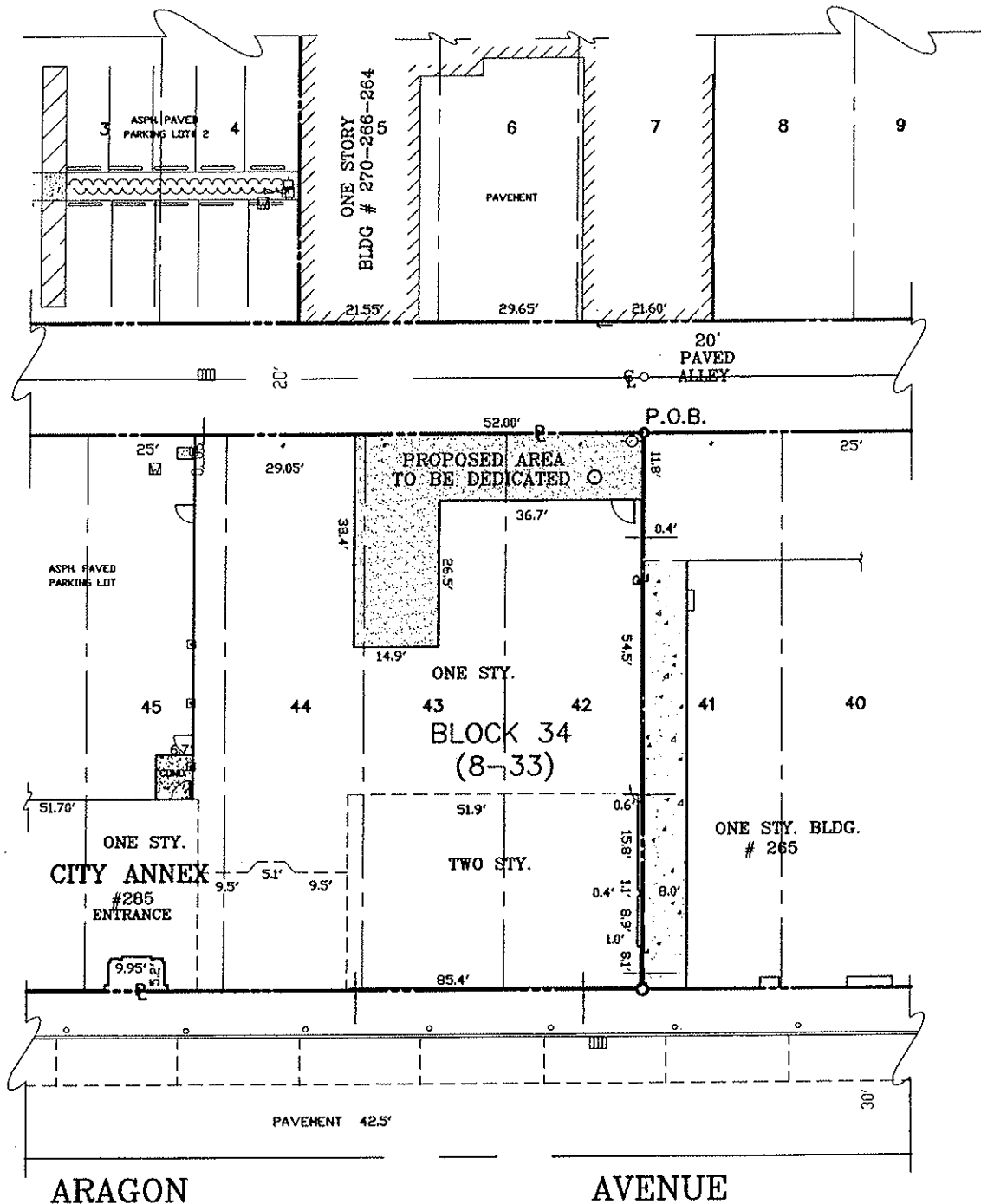
A perpetual easement for public turn around right-of-way purposes over, under and across the following described property:

Lots 42 thru 48 inclusive, on Block 34 of "Coral Gables Section K", according to the plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida, and is described as follows:

Beginning at the northeast corner of said Lot 42; thence westerly along the north line of said Lots 42, 43 and 44, this line also being the south right-of-way line of the east-west alley on said Block 34, for a distance of 52.00 feet to a point; thence southerly deflecting 90 degrees angle a distance of 38.30 feet to a point; thence easterly deflecting 90 degrees angle a distance of 14.90 feet to a point; thence northerly deflecting 90 degrees angle a distance of 26.50 feet to a point; thence easterly deflecting 90 degrees angle a distance of 37.10 feet to a point on the east line of the above mentioned Lot 42; thence northerly along said east line of Lot 42, a distance of 11.80 feet to the point of beginning.

Containing 0.021 Acres more or less.





**ABBREVIATIONS AND  
LEGEND:**

C CENTER LINE  
 P.O.C. POINT OF COMMENCING  
 P.O.B. POINT OF BEGINNING  
 OSP OFF STREET PARKING  
 --- PROPERTY LINES  
 - - - CENTER LINE

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

SCALE: N.T.S.

DRAWN BY: WLJ

JOB #:

**DEPARTMENT OF PUBLIC WORKS**

ENGINEERING DIVISION  
 CITY OF CORAL GABLES, FLORIDA

APPR. BY: J.M.

DATE: 04/15/09

SHEET NO: 1 OF 1

FILE NO:

## **Exhibit “F”**

### **Description of Substitute Alley Dedication**

## **SUBSTITUTE ALLEY DEDICATION**

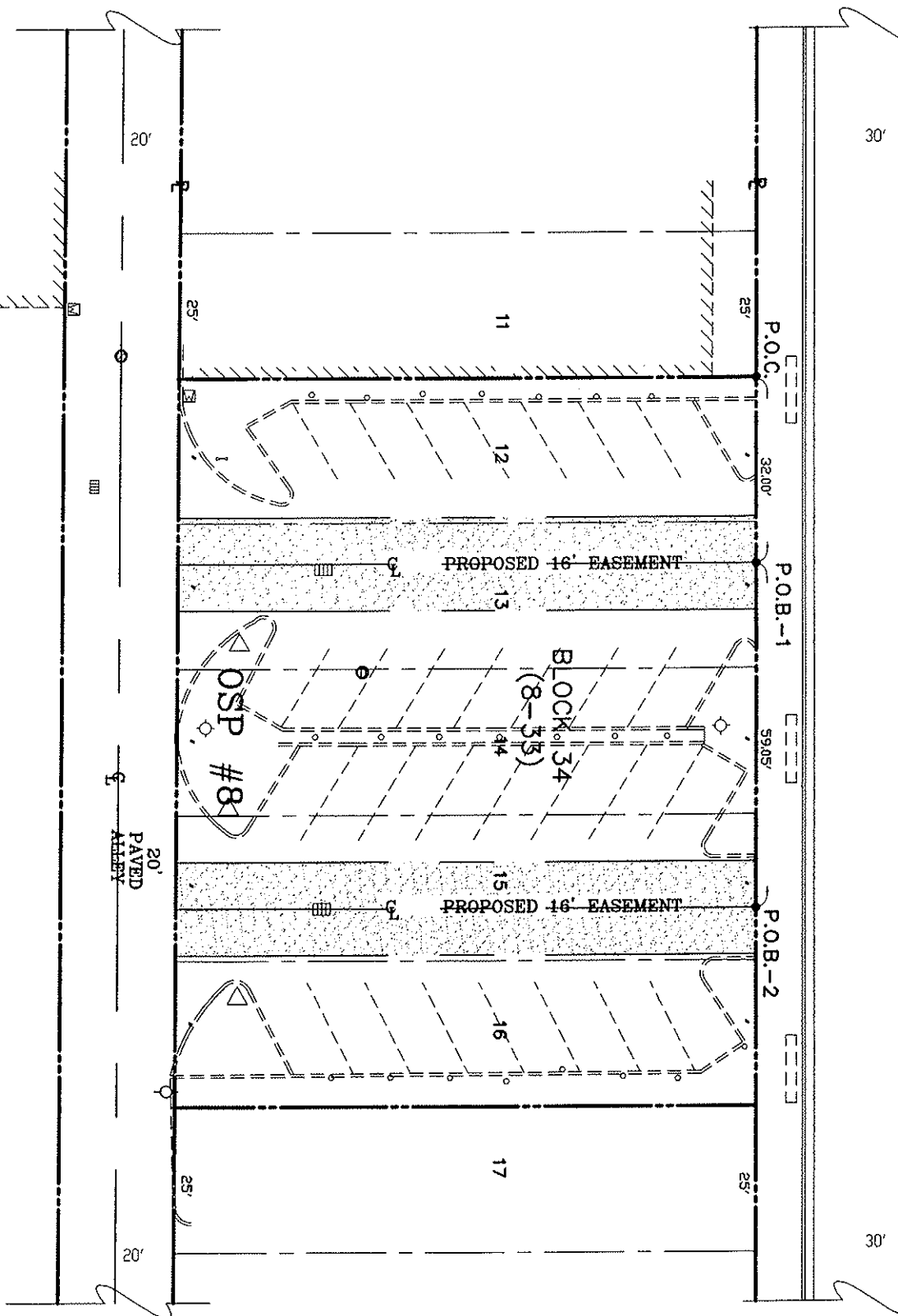
Two 16 feet in width perpetual easements for substitute alley purposes over, under and across the following described property:

Lots 12 thru 16 inclusive, on Block 34, of "Coral Gables Section "K"", according to the plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida. The center line of said 16 feet easements are described, as follows:

Commencing at the northwest corner of Lot 12; thence easterly along the north line of Lots 12 and 13, this line also being the south right-of-way line of Giralda Avenue, for a distance of 32.00 feet to the point of beginning of the center line of the first of the above mentioned easements; thence southerly deflecting 90 degrees 00 minutes 11 seconds, a distance of 100 feet to a point on the south line of said Lots 12 and 13, this line also being the north right-of-way line of the east-west alley on said Block 34, and said center line there terminating. The side lines of said easement are prolonged or shortened to terminate on the north and south lines of said Lot 13.

And, commencing at the point of beginning of the last described center line; thence easterly along the north line of Lots 13, 14, and 15, also being the south right-of-way line of Giralda Avenue, for a distance of 59.05 feet to the point of beginning of the center line of the second of the above mentioned easements; thence southerly deflecting 90 degrees 00 minutes 11 seconds, a distance of 100 feet to a point on the south line of the above mentioned Lot 15 and the north right-of-way line of said alley of Block 34, and said center line there terminating; the side lines of said easement are prolonged or shortened to terminate on the north and south lines of said Lot 15.

# GIRALDA AVENUE



**ABBREVIATIONS AND LEGEND:**

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- DSP OFF STREET PARKING
- PROPERTY LINES
- CENTER LINE

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE: N.T.S.	<b>DEPARTMENT OF PUBLIC WORKS</b> ENGINEERING DIVISION CITY OF CORAL GABLES, FLORIDA		APPR. BY: J.M.	SHEET NO.: 1 OF 1
DRAWN BY: W.L.J.			DATE: 04/15/09	FIL NO:
JOB #:				

## **Exhibit “G”**

Letters Sent to Adjacent Property Owners



## The City of Coral Gables

*Historical Resources Department*

March 31, 2009

Sergio Pino  
Manager  
Century at Giralda Avenue, LLC  
2301 NW 87 Avenue  
Sixth Floor  
Doral, Florida 33172

Dear Mr. Pino:

As you know, the Coral Gables Museum is currently under construction at 285 Aragon Avenue. As the owner of the property at 246 Giralda Avenue, this letter is being sent to you as notification that the City of Coral Gables is beginning the process of requesting an alley vacation of that portion of the alley of Block 34 that lies between Lots 1 through 4 on the north and Lots 44 through 48 on the south. This portion of the alley is currently closed temporarily due to the construction activities on the site.

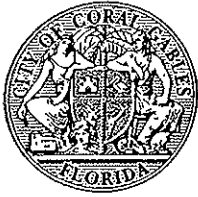
As an adjacent property owner, the City would like to ensure that you have no objection to the proposed alley vacation. Should you have no objection, please submit a letter in writing to this office so that we may include it in the file.

Should you require more information, please call me at your earliest convenience so that we can arrange a meeting or site visit where I can explain the proposed alley vacation to you in further detail. The Historical Resources Department can be reached at 305-460-5093. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kara Kautz", is written over a horizontal line.

Kara Kautz  
Historic Preservation Officer



## The City of Coral Gables

*Historical Resources Department*

March 31, 2009

Raul R. Garcia  
President  
DLGN Holdings, LLC  
255 Aragon Avenue  
Coral Gables, FL 33134

Dear Mr. Garcia:

As you know, the Coral Gables Museum is currently under construction at 285 Aragon Avenue. As an adjacent property owner, this letter is being sent to you as notification that the City of Coral Gables is beginning the process of requesting an alley vacation of that portion of the alley of Block 34 that lies between Lots 1 through 4 on the north and Lots 44 through 48 on the south. This portion of the alley is currently closed temporarily due to the construction activities on the site.

As an adjacent property owner, the City would like to ensure that you have no objection to the proposed alley vacation. Should you have no objection, please submit a letter in writing to this office so that we may include it in the file.

Should you require more information, please call me at your earliest convenience so that we can arrange a meeting or site visit where I can explain the proposed alley vacation to you in further detail. The Historical Resources Department can be reached at 305-460-5093. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, reading "Kara Kautz".

Kara Kautz  
Historic Preservation Officer

**Exhibit “H”**  
**Waiver of Objections**



Lina:

Please file. Importance-high.

JJK

RECEIVED  
MAR 23 2009  
PUBLIC WORKS DEPT.



**FPL  
FiberNet**

March 20, 2009

James Kay, P.E.  
The City of Coral Gables  
Public Works Department  
2800 SW 72<sup>nd</sup> Avenue  
Miami, FL 33174

RE:

**PROPOSED VACATION OF ALLEY IN BLOCK 34, SECTION K, CORAL GABLES**

Dear Mr. Kay:

FPL FiberNet has reviewed the documentation for our fiber optic cable plant at the locations shown on the above referenced project.

FPL FiberNet has no facilities in the above referenced area. We have no objections to you vacating the alley behind 285 Aragon Avenue, Coral Gables.

Should you have any questions, please contact me at 305.552.3840. My fax number is 305.552.2411.

Sincerely,

For Robert Mendoza  
OSP Engineering Utility Coordinator  
9250 W. Flagler Street  
Miami, FL 33174

Cc: file

**Hickman, Lina**

---

**From:** Kay, James  
**Sent:** Wednesday, April 01, 2009 11:31 AM  
**To:** Hickman, Lina  
**Cc:** Delgado, Alberto  
**Subject:** FW: phone message  
**Importance:** High

Lina,

I returned Dexter's call and he stated that Florida City Gas has a gas line in the alley that traverses through the area to be vacated. He further stated that Florida City Gas would have no objections to the vacation and closure of the portion of the alley in question provided the area remains open and that access to the utility is made available.

Jim Kay

---

**From:** Martinez, Marisela  
**Sent:** Wednesday, April 01, 2009 11:22 AM  
**To:** Kay, James  
**Subject:** phone message  
**Importance:** High

4/1/09 @ 11:11 am Dexter from Florida City Gas 305-796-5706, regarding Museum at 285 Aragon Ave. proposing to vacate alley

*Mary Martinez (Marisela)*

City of Coral Gables,  
Public Works Department  
2800 SW 72nd Ave.  
Miami, Florida 33155  
305-460-5000  
Fax:305-460-5181

4/14/2009



933 East 25 th Street  
Hialeah, FL 33013

**RECEIVED**

APR 24 2009

**PUBLIC WORKS DEPT.**

**EASEMENT AGREEMENT**

**Owner:**  
**Public Works Department**  
**Attn: James Kay, P.E.**  
**2800 SW 72<sup>nd</sup> Avenue**  
**Miami, FL 33155**

**Representee:**  
**General Managers / Operations**  
**Florida City Gas Company**  
**Hialeah, FL 33013**

**RE: Proposed vacation of alley in (Block 34, Section K, Coral Gables.)**

I, James Kay, have applied for a vacate of 20' utility easement, located along the interior of existing property as shown on the Proposed Portion of Alley to be vacated as mentioned on the property at, Coral Gables Museum at 285 Argon Avenue: in Block 34, Section K, Coral Gables of the Public Records of Miami Dade County, Florida.

A brief description of the location and type of proposed is:

Close off access to public 20' alley in rear of Museum at 285 Argon Avenue and allow access to utility company for maintenance in the future if necessary.

Florida City gas does exist inside the alley on your property and have no objections to your closing access to public of the mentioned property at, 285 Argon Avenue: in Block 34, Section K, Coral Gables of the Public Records of Miami Dade County, Florida.

Dexter Pinkney

Engineering Department  
p. 305-835-3632  
c. 305-796-5706  
f. 305-696-7077  
e. [dpinkney@aglresources.com](mailto:dpinkney@aglresources.com)  
w. [www.floridacitygas.com](http://www.floridacitygas.com)

AGL Resources -- Turn On The Gas  
Offices in: Georgia -- Virginia -- Tennessee -- New Jersey -- Maryland -- Florida -- Houston -- Phoenix



AT&T Florida  
9101 SW 24 St  
Miami, FL 33165

T: 305-222-8745  
F: 305-221-0974  
www.att.com

April 3, 2009

Mr. James Kay, PE  
City of Coral Gables Public Works Dept  
2800 SW 72 Ave  
Miami, FL 33155

Re: Alley Vacation  
Block 34, CORAL GABLES SECTION K (PB 8, Pg 33)

Mr. Kay,

This letter shall serve as notice active AT&T Florida (BellSouth) facilities of record exist within that portion of the public alley right of way proposed to be vacated as referenced. Easements will need to be dedicated and/or other provisions made to provide for the continued legal occupation of the property by this utility to facilitate the proposed closure of the public right of way and maintain uninterrupted communication services. Specific contractual arrangements will be required for recovering costs associated with any relocation of the same if so desired.

This information is based on existing AT&T Florida records and information contained in your correspondence dated March 13, 2009 (copy attached). Please contact me for any additional information you may require in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Massie".

Steve Massie, Mgr OPS Planning/Design  
SE Network Operations Const/Eng -- SFL District

attachment

cc: Orlando Soto, AT&T FL  
Mandy Busto, AT&T FL  
Kathy Reed, AT&T FL  
Manny Hernandez, AT&T FL



Engineering Office - Orlando

6000 Metro West Blvd.  
Suite 201  
Orlando, FL 32835-7631  
Phone: (407) 578-8000  
Fax: (407) 578-7300  
Email: seriksson@pea-inc.net

April 2, 2009

The City of Coral Gables  
Public Works Department  
Attn: Mr. James Kay, P.E.  
P.O. Box 141549  
Coral Gables, FL 33114  
(305) 460-5069

**RE: Proposed vacation of alley in Block 34, Section K, Coral Gables  
Miami Dade County**

**TCG/ATT HAS NO FACILITIES LOCATED WITHIN THE ABOVE  
PROJECT LIMITS. NO INVOLVEMENT ANTICIPATED.**

Sincerely,



Stefan Eriksson

Assistant Project Engineer  
Representing AT&T, Inc.

SGE/mr 08-04-001  
Cc: M. Ayo (TCG/AT&T)  
File

Orlando, FL Gainesville, FL Miami, FL



13865 Sunrise Valley Drive  
Herndon, VA 20171

April 2, 2009

Mr. James Kay, P.E.  
Engineering Division Supervisor  
The City of Coral Gables  
P.O. Box 141549  
Coral Gables, FL 33114-1549

Dear Mr. Kay:

XO Communications Services, Inc. is not impacted by the City of Coral Gables planned vacation of the alley referenced in your letter dated March 13, 2009. Thank you for contacting us concerning this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gegi Leeger'.

Gegi Leeger  
Director – Regulatory Contracts

RECEIVED

APR 03 2009

PUBLIC WORKS DEPT.



OSP National Support /  
Investigations  
Dept 42864 Loc 107  
2400 North Glenville  
Richardson, TX 75082

MCI Network Services, Inc.

03/30/2009

**THE CITY OF CORAL GABLES**

James Kay  
Public Works Department  
P.O. Box 141549  
Coral Gables, FL 33114-1549

**RE: CORAL GABLES MUSEUM  
- ALLEY VACATION REQUEST -  
285 ARAGON AVENUE -  
Coral Gables, Dade, Florida**

**RECEIVED**

APR 03 2009

**PUBLIC WORKS DEPT.**

**MCI ID: 1755-2009**

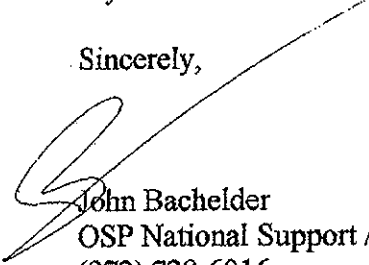
**Dear Sir or Madam:**

MCI has been notified by your office regarding the above referenced project. For your records, in reviewing the area in question, it has been determined that MCI does not have facilities within your project area.

You should address correspondence concerning any future projects to the attention of **OSP National Support/Investigations** at the above address.

If you need further assistance with this project, please do not hesitate to call.

Sincerely,



John Bachelder  
OSP National Support / Investigations  
(972) 729-6016



March 10, 2009

Mr. Victor Muñiz  
Florida Power & Light Company  
Central Distribution Area  
122 SW 3<sup>rd</sup> Street  
Miami, FL 33130

RE: *Proposed vacation of Alley in  
Block 34, Section K, Coral Gables.*

Dear Mr. Muñiz:

The City of Coral Gables is in the process of vacating the referenced alley in connection with the plans for the proposed Coral Gables Museum at 285 Aragon Avenue.

Pursuant to the requirements of the City of Coral Gables Ordinance No. 0-2004-34, a waiver of objections from the various Utility Companies servicing the City of Coral Gables is required.

If you have any questions in this regard, please contact me at 305-460-5069.

Thank you for your cooperation in this matter.

Very truly yours,

James Kay, P.E.  
Engineering Division Supervisor

c: Maria Alberro Jimenez, Interim City Manager  
Eric Riel, Planning Department Director  
Kara Kautz, Historical Resources Administrator

**Exhibit “I”**  
Turnaround Alternatives  
as proposed by Traffic Consultant

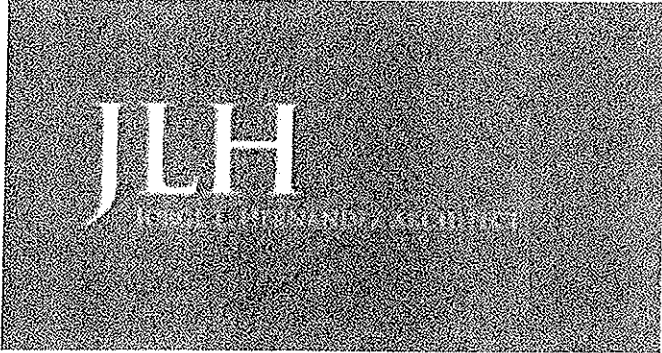
Kautz, Kara

' is,  
Attached, please find the turnaround evaluation from the office of Tim Plummer. Please let me know if you need anything else.

Please contact me if you have any questions

Thank you

-Matthew Anders LEED AP

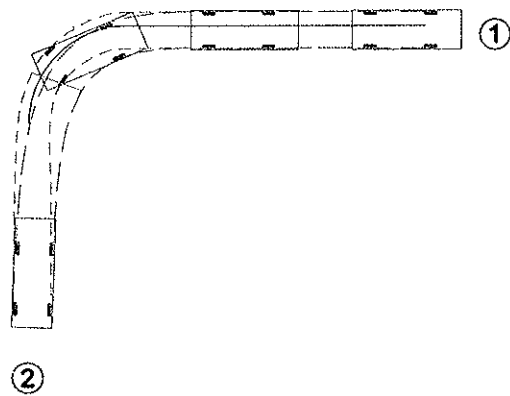


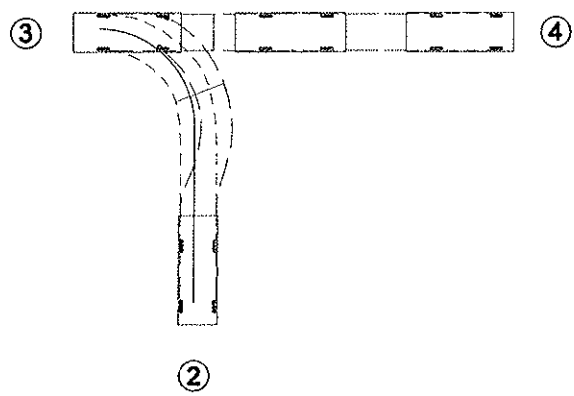
[www.jlharchitect.com](http://www.jlharchitect.com)

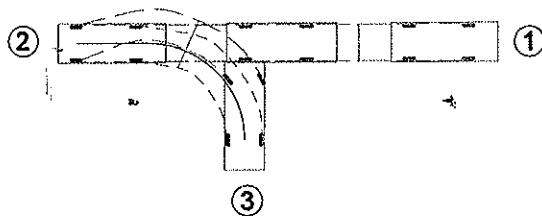


Before you print this email or attachments, please consider the negative environmental impacts associated with printing.







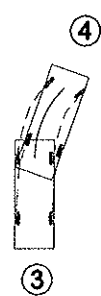


1. The first step is to identify the main components of the system. This involves a thorough review of the technical specifications and the physical components themselves. It is crucial to understand how these components interact and the overall purpose of the system.

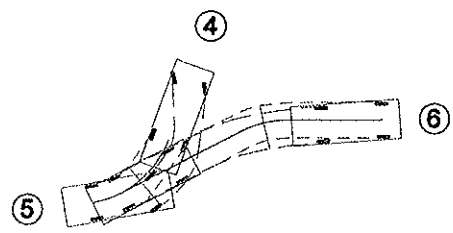
2. Once the components are identified, the next step is to establish a clear communication channel. This can be achieved through various means, such as email, instant messaging, or a dedicated project management tool. The goal is to ensure that all team members are on the same page and can easily reach out for assistance when needed.

3. The third step is to create a detailed project plan. This plan should outline the timeline, milestones, and responsibilities for each team member. It is important to be realistic and flexible, as changes are often required as the project progresses.

4. Finally, the project is executed. This involves following the project plan closely and making adjustments as necessary. Regular communication and reporting are essential to keep the project on track and to ensure that all team members are aware of the current status.





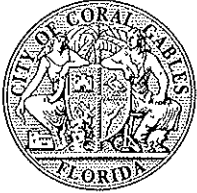


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**Exhibit “J”**  
Historic Preservation Staff Report  
Certificate of Appropriateness  
Case File COA (SP) 2005-21  
for the restoration/adaptive re-use/addition/alteration  
of the “Old Police and Fire Station”



## The City of Coral Gables

Historical Resources Department  
2327 SALZEDO STREET  
CORAL GABLES, FLORIDA 33134

COA (SP) 2005-21  
JANUARY 19, 2006

### STAFF REPORT

**SPECIAL CERTIFICATE OF APPROPRIATENESS  
FOR RESTORATION/ADAPTIVE RE-USE/ADDITION/ALTERATION TO  
THE "OLD POLICE AND FIRE STATION" AT  
285 ARAGON AVENUE  
CORAL GABLES, FLORIDA  
A LOCAL AND NATIONAL HISTORIC LANDMARK**

Proposal: The applicant is requesting design approval for the restoration and adaptive re-use of the property which will involve the construction of an addition and alterations to the existing historic site for use as the Coral Gables Museum.

Architect: Jorge L. Hernandez

Owner: City of Coral Gables

Legal Description: Lots 42-48, Block 34, Coral Gables Section "K" (a lengthy legal is on file in the Historical Resources Department)

Site Characteristics: The subject property is comprised of several irregularly shaped lots and is bounded by Giralda Avenue to the north, Salzedo Street to the east, and Aragon Avenue to the south. The historic structure sits on the northeast corner of the intersection of Aragon Avenue and Salzedo Street. A parking lot is located at the southeast corner of the intersection of Giralda Avenue and Salzedo Street

Originally Constructed: c. 1939

### **BACKGROUND/EXISTING CONDITIONS**

As only one of two municipal W.P.A. (Works Progress Administration) structures to be constructed in Coral Gables, the "Old Police and Fire Station" is noted for its craftsmanship, design, and detailing. Designed by Phinease Paist, the supervising architect for the City of Coral Gables, it is historically significant as an outstanding example of oolitic rock architecture built during the Depression years. The exterior sculptures on the south and west facades were carved by Jon Keller, a noted Depression Moderne sculptor.

### **PROPOSAL**

The applicant is requesting design approval for the restoration of the original structure and the adaptive re-use of the property, which will create museum spaces. The proposal also requests design approval for the construction of an addition and alterations to the existing historic site for use as the new Coral Gables Museum.

### **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The following Standards have application in this matter:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

### **STAFF OBSERVATIONS**

From 1939 to 1975 the building at 285 Aragon Avenue was used to house the Police and Fire Departments of the City of Coral Gables. In 1954 an addition was added onto the building, adding offices and a courtroom to the east of the original structure. In c. 1962 most of the original windows were replaced with awning units. Since that time, the building has undergone several interior modifications to house administrative offices. Currently, the Historical Resources Department is located on the second floor of the structure.

As part of the restoration of the historic building, all the awning and non-sympathetic windows will be replaced with casement units. The units are designed to mimic the original muntins configuration and will add to the overall historic character of the structure. Additionally, sections of the interior that have been enclosed will be re-opened. The mezzanine area, interior office partitions, and an office addition on the ground floor will be removed.

The spaces will be reconfigured to accommodate new bathrooms, offices, a gift shop, community meeting room, loading dock, storage area, and support spaces for the museum on the ground floor. A "courtyard" with landscaping will be created in between the west section of the historic building and the renovated center section.

To the west of the "courtyard" the existing metal fire escape will be replaced. Constructed in this location is an addition which expands the building, creating additional gallery space on the ground floor. The second floor above the new gallery space becomes a balcony with a masonry stair. This section of the building is identifiable as new construction through the introduction of simple rectangular window units that have no divisional lights.

On the north portion of the project site, a one story addition will be constructed as additional gallery space. Connected to the historic building through a covered passage way to the east and a double reverse arch metal gate to the west, the addition is composed of two rectangular sections. The "Merrick Loggia" is an open-air section of the building that faces Salzedo Street with arches, columns and a gabled roof with barrel tiles. The façade is finished with stucco over masonry, and coral stone that wraps around this section of the building as an expression course material.

The coral stone is also used within the fountain niches of the second rectangular section, the "Giralda Gallery." With an open space that is approximately thirty-three feet (33'-0") wide by seventy feet – nine inches (70'-9") long, the building also provides for additional bathrooms, a kitchenette, and a service room. This second rectangular space projects above the entry loggia slightly and is detailed with a parapet roof, crowned with simple cornice. Arched clear story windows correspond with the arches of the loggia, providing direct light from the west, while hidden by the parapet, indirect lighting is filtered through to the east interior wall by means of a light well that faces west.

Along Salzedo Street, a hardscaped urban park has been proposed. Masonry benches will be designed to be placed at the perimeter of the site adjacent to the sidewalks at Salzedo Street and Giralda Avenue.

#### **BOARD OF ARCHITECTS**

The Board of Architect reviewed this project on December 15, 2005 and recommended approval.

#### **STAFF CONCLUSION**

The application presented requests design approval for the restoration of the original structure and the adaptive re-use of the property, which will create museum spaces. The construction of an addition to the north section of the site will provide for supplemental exhibition space. Connected by a covered walkway to the east and a gate to the west, the addition references the historic structure through its use of material and the proportioning of the arches in the loggia.

The restoration of the building includes the replacement of the existing windows, the removal of interior spaces that were not original to the structure, and the re-opening of many of the windows and doorways. Although not shown in the drawings the window openings on the west side of the "loading dock" and the coral rock wall on the east side of the same area should be addressed. The retention of these details is highly encouraged.

Currently there is a wooden window at the ground level. Understanding that this window does not meet current codes for impact and hurricane code requirements, and its retention may not be possible, it is recommended that the casement window be used as a template for the new units, as to achieve a historical accuracy in the renovations.

Depicted on the drawings, but not in the rendering is an antenna atop the tower. As this does not currently exist on the building, it is recommended that it be eliminated from the drawings and reflect the illustrations. The architect has agreed to remove the detail from the drawings.

The overall design of the addition does not detract from the historic nature of the structure. The new additions do not destroy historic materials that characterize the property and are differentiated from the existing historic architecture.

Staff recommends the following:

A motion to grant design approval for the restoration, adaptive re-use, construction of an addition and alterations to the property at 285 Aragon Avenue, a local and national historic landmark and APPROVE the issuance of a Special Certificate of Appropriateness with staff's comments

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dona M. Lubin". The signature is fluid and cursive, with the first name "Dona" being more prominent.

Dona M. Lubin  
Historical Resources Director and  
Assistant City Manager

**windows to make them more square and similar in scale to other windows in the house. Mr. Beeman agreed to the amendment.**

Ms. Meyers asked staff to ensure that applications submitted for Board review included historical information to allow Board members to compare historical design with proposed design changes.

**Roll Call: Ayes: Ms. Bennett, Ms. Bondurant, Mr. Fullerton, Ms. Maroon, Ms. Meyers, Mr. Santos, Mr. Sarduy, Dr. Parnes. Nays: None.**

**CASE FILES COA (SP) 2005-21:** An application for the issuance of a Special Certificate of Appropriateness for the "Old Police and Fire Station" located at 285 Aragon Avenue, a local and national historic landmark, generally described as Lots 42-48, Block 34, Coral Gables Section "K" (a lengthy legal is on file in the Historical Resources Department). The applicant requested design approval for the restoration and adaptive reuse of the property which will involve the construction of an addition and alterations to the existing historic site for use as the Coral Gables Museum.

After stating that this property was the future home of the Coral Gables Museum, Ms. Lubin introduced Architect Jorge Hernandez who, in turn, invited historian Arva Parks to comment about the building's history. After Ms. Parks addressed the board, terming the project as exciting for the community, Mr. Hernandez conducted a presentation with numerous photographs and renderings, and also displayed drawings as he reviewed all aspects of the project. He described two additions, stating they would make the project viable for its intended uses. Design elements were in keeping with the Secretary of Interior Standards. He described research conducted regarding the courtyards and the detached garage east of the building. Throughout his presentation, Mr. Hernandez was thorough in detail and responded to Board questions as they were raised.

Board members were congratulatory, and inquired about parking, size and design details. Mr. Hernandez said the project should be completed in approximately three years.

**Ms. Maroon made a motion to approve the application as presented. Mr. Beeman seconded the motion.**

**Roll Call: Ayes: Mr. Beeman, Ms. Bennett, Ms. Bondurant, Mr. Fullerton, Ms. Maroon, Ms. Meyers, Mr. Santos, Mr. Sarduy, Dr. Parnes. Nays: None.**

#### **ITEMS FROM THE SECRETARY:**

**Department Annual Report:** Ms. Lubin called attention to the annual report to be signed on behalf of the Board by Chair Dr. Parnes.

**George Merrick Statue:** Ms. Lubin reported that the statue was completed, but installation was delayed due to the holidays. The installation should be scheduled soon.

**Historic Resources Department Funds and Personnel:** Mr. Fullerton asked if the Department had made money. Ms. Lubin referred to the Certificate of Appropriateness fees, but stated that, overall, the Historic Resources Department was not a profit center. Regarding new leadership for the Department, Ms. Lubin estimated that the new staff member should be in place within a month. The Board discussed the Historic Preservation Trust Fund and were informed by Ms. Lubin that it did not accrue interest.