

City of Coral Gables **Planning Department Staff Report**

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: May 13, 2009

Subject: **Application No. 04-09-083-P. Coral Gables Museum – Abandonment of Alley.** An Ordinance of the City Commission of Coral Gables pursuant to Zoning Code Article 3, Division 12, "Abandonment And Vacations", providing for the vacation of a twenty (20') foot alley between Lots, 1-4 and a portion of Lot 44, Lots 45 – 48 inclusive, Block 34, Coral Gables Section "K" and establishment of a new vehicular turnaround on Lots 42-44; and creation of two (2), sixteen (16') foot public access easements on Lots 12-16, Block 34, Coral Gables Section "K," to accommodate public access to the remaining portions of the twenty (20') foot alley within Block 34; the vacation is necessary to allow for the construction of various improvements for the City owned property known as the "Coral Gables Museum", legally described as Lots 1-4, 42-48, and vacated portion of the alley, Block 34, Coral Gables Section "K" (285 Aragon Avenue), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date (all legal descriptions on file for review).

The above ordinance provides for the following:

1. Vacation of a twenty (20) foot alley between Lots 1-4 and a portion of Lot 44, Lots 45-48 inclusive, Block 34, Coral Gables Section "K".
2. Establishment of a new vehicular turnaround on Lots 42-44.
3. Creation of two (2), sixteen (16) foot public access easements between Lots 12-16, Block 34, Coral Gables Section "K".

Recommendation

The Planning Department based upon the findings of fact contained herein recommends approval of the historically designated City owned property known as the "Coral Gables Museum", legally described as Lots 1-4 and 42-48, Block 34, Coral Gables Section "K" (295 Aragon Avenue), Coral Gables, Florida, for the following:

1. Vacation of a twenty (20) foot alley between Lots 1-4 and a portion of Lot 44, Lots 45-48 inclusive, Block 34, Coral Gables Section "K".
2. Establishment of a new vehicular turnaround on Lots 42-44.
3. Creation of two (2), sixteen (16) foot public access easements between Lots 12-16, Block 34, Coral Gables Section "K".

A detailed Staff report prepared by the Historical Resources Department is provided as Attachment A. Historical Resources Staff will be presenting this item to the Planning and Zoning Board.

Request

Public alleyway vacations and dedications are adopted in ordinance form after recommendation by the Planning and Zoning Board and consideration by the City Commission at two (2) public hearings. Review and recommendation is required by both the Public Works Department and the Development Review Committee (DRC), which is forwarded to the Planning and Zoning Board. The proposal was presented to the DRC at a special meeting held on 05.08.09. Both the Public Works Department and the DRC have no objection and support this proposal.

The draft Ordinance is provided as Attachment B.

Background

The “Old Police and Fire Station” at the corner of Aragon Avenue and Salzedo Street is a designated historic landmark which is being restored for use as the “Coral Gables Museum”. A new gallery building and urban plaza are being constructed as a part of the museum complex across the existing alleyway on Parking Lot #2. The museum building and gallery are now proposed to be joined by an enclosed walkway connector which crosses the alleyway that separates the two parcels of the project. An open breezeway was originally proposed. The required vacation of the portion of alleyway separating the two parcels and the dedication of replacement easements to provide access to the alleyway is the subject of this request by City Staff.

The City Museum project is currently under construction. The funding for the project was approved by the City Commission on 08.26.08 by Resolution No. 2008-125. The City Commission approved the alley encroachment for the connector between the museum building and new gallery building on 10.14.08 by Resolution No. 2008-163. Copies of those Resolutions are provided as Attachments C and D.

The proposed project was presented to the Historic Preservation Board on 01.19.06, at which time the Board recommended approval by a 9 to 0 vote.

Facts – Background and Proposed Project

City reviews and approvals:

<i>City Reviews/Timeline</i>	<i>Date Scheduled/ Reviewed/Approved*</i>
Development Review Committee	05.27.05, 11.18.05 and 05.08.09
Board of Architects	12.15.05, 05.08.08 and 10.16.08
Board of Adjustment	N/A
Historic Preservation Board	01.19.06
Local Planning Agency	N/A
Planning and Zoning Board	05.13.09
City Commission	TBD

*All scheduled dates and times are subject to change without notice.

“Coral Gables Museum” – Alley Vacation and Easement Dedications

May 13, 2009

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Existing property designations:

Applicable Designations	
CLUP Map Designation	“Commercial Use, Low-Rise Intensity” and “Commercial Use, Mid-Rise Intensity”
Zoning Map Designation	“S”; Special Use District
Within Central Business District	Yes
Mixed Use District	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes

Surrounding uses:

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	Surface parking lot	“Commercial Use; Low-Rise Intensity”	“C”, Commercial
South	2-story commercial building	“Commercial Use, Mid-Rise Intensity”	“C”, Commercial
East	8-story mixed-use building	“Commercial Use, Mid and Low-Rise Intensities”	“C”, Commercial
West	Two 1-story commercial buildings	“Commercial Use, Mid-Rise Intensity”	“C”, Commercial

Findings of Fact

The findings of fact that support the approval of the proposal include the following:

1. The Historic Preservation Board recommended approval of project.
2. Affected utility companies have reviewed the proposed alley vacation and easement dedications and have no objections.
3. The alleyway vacation and easement dedications have been reviewed by City Staff via the DRC review process, and were no objections to the proposal.

Public Notification/Comments

The following has been completed to solicit input and provide notice of the application:

Type	Explanation
Neighborhood meeting completed	N/A
Courtesy notification mailed to all property owners within 1,000 feet of the subject property	04.24.09
Newspaper ad published	04.27.09
Posted property	05.01.09
Posted agenda on City web page/City Hall	05.01.09
Posted Staff report on City web page	05.08.09

The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment E.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Riel".

Eric Riel
Planning Director

Attachments:

- A. Historical Resources Department Staff report.
- B. Draft Ordinance – alley vacation and easement dedications.
- C. Resolution No. 2008-125.
- D. Resolution No. 2008-163.
- E. Synopsis of comments received from property owners within 1,000 feet.

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CITY OF CORAL GABLES, FLORIDA**ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES PURSUANT TO ZONING CODE ARTICLE 3, DIVISION 12, "ABANDONMENT AND VACATIONS", PROVIDING FOR THE VACATION OF A TWENTY (20') FOOT ALLEY BETWEEN LOTS, 1-4 AND A PORTION OF LOT 44, LOTS 45-48 INCLUSIVE, BLOCK 34, CORAL GABLES SECTION "K" AND ESTABLISHMENT OF A NEW VEHICULAR TURNAROUND ON LOTS 42-44; AND CREATION OF TWO (2), SIXTEEN (16') FOOT PUBLIC ACCESS EASEMENTS ON LOTS 12-16, BLOCK 34, CORAL GABLES SECTION "K", TO ACCOMMODATE PUBLIC ACCESS TO THE REMAINING PORTIONS OF THE TWENTY (20') FOOT ALLEY WITHIN BLOCK 34; THE VACATION IS NECESSARY TO ALLOW FOR THE CONSTRUCTION OF VARIOUS IMPROVEMENTS FOR THE CITY OWNED PROPERTY KNOWN AS THE "CORAL GABLES MUSEUM", LEGALLY DESCRIBED AS LOTS 1-4, 42-48, AND VACATED PORTION OF THE ALLEY, BLOCK 34, CORAL GABLES SECTION "K" (285 ARAGON AVENUE), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE (ALL LEGAL DESCRIPTIONS ON FILE FOR REVIEW).

WHEREAS, Application No. 04-09-083-P has been submitted for the vacation of public alleyway and easement dedication required for the "Coral Gables Museum" project, legally described as Lots 1-4, 42-48 and adjacent alleyway, Block 34, Section "K" (285 Aragon Ave), Coral Gables, Florida; and,

WHEREAS, the proposed vacation of public right-of-way is required to allow the construction of an enclosed walkway connector for the Coral Gables Museum to cross the existing alleyway that bisects the site; and,

WHEREAS, easements are dedicated to replacement public access for the alleyway north onto Giralda Avenue, and for a vehicular turnaround will be provided; and,

WHEREAS, as required by the City Code, the proposed public right-of-way vacations and dedications have been reviewed by the Public Works Department, and on May 8, 2009 by the Development Review Committee (DRC) at a special meeting at which the Committee had no objections to the proposed public right-of-way vacation and dedications; and,

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and

Zoning Board of the City of Coral Gables on May 13, 2009, at which hearings all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the Planning and Zoning Board's May 13, 2009 meeting, the Board recommended approval of the proposed alleyway vacation and easement dedications (vote: ___-___); and,

WHEREAS, the City Commission held a public hearing on _____, 2009 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading (vote: ___-___).

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The request for public right-of-way vacation and easement dedications for the City owned property referred to as the "Coral Gables Museum", legally described as Lots 1-4, 42-48 and adjacent alleyway (285 Aragon Ave), Block 34, Section "K", Coral Gables, Florida, as set forth in Application No. 04-09-083-P, shall be and are hereby _____.

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2009.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

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CITY OF CORAL GABLES, FLORIDA**RESOLUTION NO. 2008-125 (As Amended)**

A RESOLUTION ESTABLISHING A GUARANTEED MAXIMUM PRICE (GMP) OF \$5,894,727 SUBMITTED BY DOOLEYMACK CONSTRUCTORS OF SOUTH FLORIDA, LLC, CONSTRUCTION MANAGER, FOR PROPOSED CONSTRUCTION OF THE CORAL GABLES MUSEUM, LOCATED AT 285 ARAGAON AVENUE, CORAL GABLES, FLORIDA, PURSUANT TO TERMS AND CONDITIONS OF NEGOTIATED FEE GUARANTEED MAXIMUM PRICE CONSTRUCTION MANAGEMENT CONTRACT (CONSTRUCTION MANAGER-AT-RISK CONTRACT) BETWEEN THE CITY OF CORAL GABLES, FLORIDA AND DOOLEYMACK CONSTRUCTORS OF SOUTH FLORIDA, LLC.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

WHEREAS, pursuant to the Agreement between Owner (City of Coral Gables) and Construction Manager (DooleyMack Constructors of South Florida, LLC) dated March 26, 2007, DooleyMack Constructors of South Florida, LLC has prepared a Guaranteed Maximum Price (GMP) for the proposed construction of the Coral Gables Museum; and

WHEREAS, a Guaranteed Maximum Price (GMP) of \$5,894,727 submitted by DooleyMack Constructors of South Florida, LLC, Construction Manager, is hereby established for the proposed construction of the Coral Gables Museum, located at 285 Aragon Avenue, Coral Gables, Florida, pursuant to terms and conditions of negotiated fee Guaranteed Maximum Price construction management contract (Construction Manager-at-Risk Contract) between the City of Coral Gables, Florida and DooleyMack Constructors of South Florida, LLC;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. The City Manager is hereby authorized to execute the "GMP Amendment" to the Agreement between the Owner and Construction Manager and to submit a Construction Authorization work order to DooleyMack Constructors of South Florida, LLC.

SECTION 3. That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF AUGUST, A.D., 2008.

(Moved: Withers / Seconded: Anderson)

(Yea: Kerdyk, Withers, Anderson, Slesnick)

(Nay: Cabrera)

(Majority: (4-0) Vote)

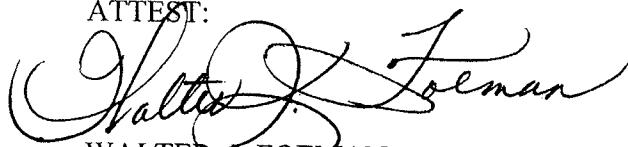
(Agenda Item: H-1)

APPROVED



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN

CITY CLERK

PPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

G. BOARDS/COMMITTEES ITEMS**None**

City Clerk Item No. 35

H. CITY MANAGER ITEMS**RESOLUTION NO. 2008-125 (As Amended)**

H.-1. **08-0441** A Resolution establishing a Guaranteed Maximum Price (GMP) of \$5,894,727, submitted by DooleyMack Constructors of South Florida, LLC, Construction Manager, for proposed construction of the Coral Gables Museum, located at 285 Aragon Avenue, Coral Gables, Florida, pursuant to terms and conditions of negotiated fee Guaranteed Maximum Price Construction Management Contract (Construction Manager-at-Risk Contract) between the City of Coral Gables and DooleyMack Constructors of South Florida, LLC.

Attachments: [Draft Resolution GMP 08-26-08CC](#)
[GMP Attachments from DooleyMack](#)
[GMP Estimate spreadsheet](#)
[Resolution2006-206](#)
[EXHIBIT 1 TO CNSTMANAGER AT RISK AGREEMENT- ORIGINAL TO CC](#)
[Cover Memo-REV](#)

[Note for the Record: Historic Preservation Officer Kara Kautz, informed the City Commission that they were very excited about presenting this project; further providing certain background and history regarding same, noting that in November of 2006 a Resolution passed and was passed and adopted, authorizing the Manager to negotiate and execute a negotiated fee guaranteed maximum price construction management contract with Dooley Mack Contractors; and in March of 2007, the City entered into a contract with Dooley Mack for Construction Management-At-Risk Services for construction of the Coral Gables Museum. George Hernandez, Architect, gave a historical overview of the project, stating that he personally became involved with same approximately four years ago; however, said project precedes him by many years, and has received the endorsement from the greater community; further adding that there has been a lot of involvement with the Museum Board from the design point of view; further stating that he is very excited about moving forward with the Coral Gables Museum Project and realizing this dream; further noting that Renzo Rodriguez, Project Manager, Dooley Mack Constructors, stated that the guaranteed maximum price process is completed, which represented a very stressfull process and that this project has over 75 qualified subcontractors, that are very familiar with the plans; further pointing out that there are over three subcontractors in each of the divisions; further stating that there are some divisions that have seven or eight subcontractors; further noting that the excitement on the project has been great.

Christine Rupp, representing the Coral Gables Museum Board, stated that it has been

a privilege to work on the Coral Gables Museum Board, with its expanded mission statement focusing on areas such as architecture, urban planning, sustainability and historic and environmental preservation; further noting that the museum will be one of three museums in our nation with this focus; further noting that said initiative has generated attention amongst the educational community, as well; further stating that it will become one of 15 nationally historic designated properties that have attained LEED Certification (Leadership in Energy and Environmental Design); further explaining that it represents a great experience to have a facility with flexible usage community room, much needed space for City facilities; ideal for transportation and usability; further noting that sponsors from over 500 families, businesses and organizations that have made contributions on behalf of the Coral Gables Museum, including the Coral Gables Chamber of Commerce; Greater of Miami Convention and Visitors Bureau, Fewell donation, etc.; further stating that articles have appeared in all local publications, as well as national publications (i.e. Architecture Magazine and National Historic Trust Board, etc.).

Questions, Comments, by the Commission: **Cabrera:** Commissioner Cabrera inquired of the City Manager regarding certain financial information, initially noting that the City is giving one of its buildings for the museum; further noting that \$661,000 has been allocated from City of Coral Gables Capital Improvement Funds previously allocated during FY 2004-2005; further noting that \$331,000 will be requested by the Administration from the FY 2008 Budget, to go toward this fund, instead of being put into End of the Year Budget Reserves; further pointing out that during the Fiscal Year 2008-2009 Budget Workshop that said matter was not addressed, and that the Manager was clear in terms of the dollars that would be put into the Budget Reserves; whereupon the City Manager stated that he also stated that the possibility existed that he would ask the Commission for monies to repair the roof and the air conditioner of the Country Club, said monies that he was targeting for Budget Reserves; further emphasizing that regarding the \$414, 155 Construction Contingency, there will be lots of interesting matters to be done to a building that was built in 1939, therefore, he cannot support the Coral Gables Museum Project, since it will not provide him with a comfort level.

Kerdyk: **Vice Mayor Kerdyk** stated that his focus was on certain financial information, namely, capital improvement and operating expenses; firstly, concerning the Fewell donation of \$2 million, he wanted reassurances that the City would not have to come up with said amount, in the event that the Fewell donation to the Coral Gables Museum fails to occur, whereupon Ms. Rupp stated that the City would not be financially obligated; Secondly, regarding the seven million dollars to be received for naming rights, Kerdyk inquired as to when does the Coral Gables Museum take those monies?-What will the Coral Gables Museum Corporation apply those monies to?-and finally what is the total cost to run the Coral Gables Museum on an annual basis?-whereupon Ms. Rupp stated that the budget has been completed, and that

\$750,000 of said contributions will go toward the build out of the City's portion of the Community Room (1st floor as well as those City offices, etc.); further noting that an endowment will be established for exhibitions educational programming and for operations; further stating that said operational expenses will require between approximately \$500,000 to \$1,000,000 annually; further stating that a substantial amount of dollars will also be made in rentals, public and private schools; further noting that there are a wealth of grants (Jorge Hernandez)-once said project is up and running, the potential exist to receive grants from such agencies as the Florida Humanities Council, etc.

Finally, Vice Mayor Kerdyk wanted reassurances that there will be no further need to revisit City Capital Expenditures by the Coral Gables Museum Board; further inquiring as to whether said organizational will be able to meet its financial obligation without asking the City to participate. City Manager David Brown pointed out that in the contract, that there is language that says the Coral Gables Museum Corporation has the ability to request-whereupon Ms. Rupp provided Vice Mayor Kerdyk that her organization has the ability to raise money necessary to meet its financial obligation.

Mayor Slesnick inquired about having certain offices go back to the Coral Gables Museum, as well as usage by our City Boards of the Meeting Room; whereupon City Manager Brown stated that the Historic and Environmental Preservation Board will be moving back; further noting that City Boards also will have the right to conduct meetings in said facility.

Ms. Rupp noted that September 15th, 2008 is the target date for construction to begin on said project. George Hernandez referenced the Zoning Code change (Miami 21) being undertaken by the City of Miami, particularly noting the issue of Transfer Development Rights for Historic Property; further singling out Coral Gables for blazing a trail in the area of creative thinking regarding Historic Preservation].

A motion was made by Commissioner Withers, seconded by Commissioner Anderson, that this motion be adopted as amended by Resolution Number 2008-125. The motion passed by the following vote:

Yeas : 4 - Vice Mayor Kerdyk, Jr., Commissioner Withers, Commissioner Anderson and Mayor Slesnick II

Nays : 1 - Commissioner Cabrera, Jr.

City Clerk Item No. 36

CITY OF CORAL GABLES, FLORIDA**RESOLUTION NO. 2008-163**

A RESOLUTION APPROVING ENCROACHMENTS INTO THE RIGHT-OF-WAY CONSISTING OF PAVERS, COLUMNS, AN OPEN-AIR BREEZEWAY AND IRON GATES ADJACENT TO 285 ARAGON AVENUE, SUBJECT TO THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the request for encroachments, consisting of stone pavers, four (4) columns encroaching one foot, three inches (1'-3"), one foot, seven inches (1'-7"), one foot, eight inches (1'-8") and three feet, three inches (3'-3"), supporting an open-air breezeway, and two (2) pair of wrought-iron motorized gates into and over the right-of-way (alley) adjacent to 285 Aragon Avenue, on property legally described as in the attached EXHIBIT "A" located in "Coral Gables Section K", as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, shall be hereby approved, subject to the following requirements of the Public Works Department:

- a. That the proposed encroachments shall conform to the Florida Building Code and all pertinent Codes.
- b. That the City of Coral Gables reserves the right to remove, add to, maintain, or have the Owner remove any of the improvements within the right-of-way and at Owner's expense.
- c. That the Owner maintains the proposed encroachments in good condition at all times and at Owner's expense.
- d. That copies of the Restrictive Covenant, when fully executed and filed, shall be presented to the Building and Zoning Department and to the Public Works Department, and permits thereafter be obtained for the work from both of these Departments.
- e. That the Owner shall replace, at the Owner's expense, any portion of the encroachment affected in the event the Public Works Department must issue a permit for a utility cut in the future in the area in which the encroachments are approved.

SECTION 2. That this resolution shall become effective immediately upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF OCTOBER, A.D., 2008.

(Moved: Anderson / Seconded: Withers)

(Yea: Anderson, Withers, Slesnick)

(Absent: Cabrera, Kerdyk)

(Majority: (3-0) Vote)

(Agenda Item: D-5)

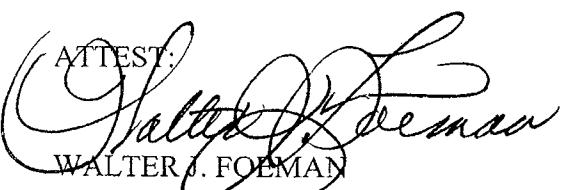
APPROVED:



DONALD D. SLESNICK II

MAYOR

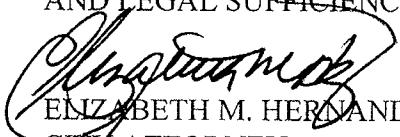
ATTEST:



WALTER J. FOEMAN

CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ

CITY ATTORNEY

EXHIBIT "A"

Legal description and street address of Subject Property:

The building is within the limits of the City of Coral Gables, Florida. The existing building is located on the north side of Aragon Avenue.

285 Aragon Avenue
Coral Gables, FL 33134

Folio Number: 03-4108-006-3100

Lots 1 thru 4 & 42 thru 48 inclusive, Block 34, Coral Gables Section K, Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

May 7, 2009
City of Coral Gables - Planning Department
Letters Received from Property Owners
City of Coral Gables Museum – Alley Vacation and Easement Dedication

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
1.	05/07/09	Frank Lynn Mailing address: 1607 Ponce de Leon Coral Gables, FL 33134		X	X	
2.	04/28/09	John M. Hall, President Giralda Partners Mailing Address: 4035 Malaga Avenue Coconut Grove, FL 33134	X			Blocking the alley (with a turnaround) is bad precedent. Large delivery trucks will cause congestion on Ponce. Further, it will discourage new business.
3.						
4.						