

# CERTIFICATE OF APPROPRIATENESS

A P P L I C A T I O N  
CITY OF CORAL GABLES • HISTORIC PRESERVATION DIVISION

1. 290, 272, 250 & 244 Valencia Ave.  
AND 247 & 297 Almeria Ave.

Building Address	Historic name of building (if any)	District Name (if any)
Lots 1-12 and Lots 35-36	10	Coral Gables Craft Section
Legal Description: Lot(s)	Block(s)	Section
Brockway/Valencia, LLC and Brockway, Ltd., LLLP f/k/a Brockway, Ltd.	300 Sevilla Ave., Suite 300	33134
Owner's Name	Street Address	Zip Code
(Required) e-mail: jim@eagletonkath.com		Phone No.
Laura L. Russo, Esq.	2655 Le Jeune Rd., Suite PH 1-F, Coral Gables, FL 33134	305-476-8300/305-476-8383
Applicant's Name	Street Address	Zip Code
(Required) e-mail: Laura@Laurarussolaw.com		Phone/Fax
Contractor/Arch/Engineer's Name	Street Address	Zip Code
(Required) e-mail:		Phone/Fax

2. PLEASE INDICATE THE CATEGORY WHICH DESCRIBES THE PROPOSED WORK:

<input type="checkbox"/> Minor Alterations	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Rehabilitation
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Other: Alley vacation		

3. Will the work proposed require a variance from the Zoning Code?  
☒ NO ☐ YES, from section(s) \_\_\_\_\_  
*Attach the requested variance language to this form*

4. Has this property been qualified as a Coral Gables Cottage? ☒ NO ☐ YES (attach a copy of qualification sheet)

5. This request is: ☒ new ☐ result of a violation ☐ a revision to a previous submittal ☐ a revision to a previously approved COA  
Case File: \_\_\_\_\_ Case File: \_\_\_\_\_

6. WORK PROPOSED: Brief narrative of work to be performed.  
Alley vacation is in anticipation of the development of the western half of the block.

7. Variance requests require a processing fee. Payment must be included with the application. Please make check payable to the City of Coral Gables. Applications for ad valorem tax relief must be filed on a separate application form prior to construction.

8. The following supplementary information (where applicable) shall be provided:\*


Site Plan (with dimensions) Before/After	Floor Plan(s) (with dimensions) Before/After	Elevations(s) (with dimensions) Before/After	Mailing list & 3 sets of labels VARIANCES/DEMOLITIONS
<input checked="" type="checkbox"/> Photos Labeled 2 per page	<input checked="" type="checkbox"/> Survey (5 yrs or younger) Board review (1 Orig + 16 copies) Non-Board (1 original)	<input checked="" type="checkbox"/> Color/Material Sample Board review (16 swatches) Non-Board review (1 set)	<input checked="" type="checkbox"/> Letter of Intent Board review (16 copies) Non-Board review (1 copy)
<input type="checkbox"/> Copy of Board of Architects Comments/Recommendations	<input type="checkbox"/> CD with electronic copies of drawings/photos	<input type="checkbox"/> Fee due to variances/violations	<input type="checkbox"/> PowerPoint CD/USB
			<input checked="" type="checkbox"/> Other Alley vacation sketch

- Application will not be scheduled for a hearing unless received in completed form by the established due date (subject to staff review).
- Applications will be accepted only when a completed application form is submitted together with the necessary supplemental materials.
- All drawings & supporting information must be collated into the correct number of packets and clearly labeled.
- Applicant or his/her representative **MUST** attend hearing and present his/her proposal to the Board.
- A paint sample visible from the public side of the structure must be applied to the building no less than ten days from the hearing date.
- Board of Architects recommendation **MUST** be obtained prior to the submission of any Certificate of Appropriateness application.
- The Historic Preservation Board will act on completed applications only. Decisions made by the Board may be appealed to the City Commission no later than **10 days** after the ruling is made. If there is no appeal or Commission action, the Historic Preservation Board decision shall be final.

9. I, Ronit Canet, as Authorized Signatory of Brockway/Valencia, LLC, as Owner of Lot(s) 1-4, Inclusive and Lots 5 & 6  
(Print Owner's Name)

Block(s) 10, Section \_\_\_\_\_ do hereby authorize the  
filing of this application. *Ronit Canet* (Owner's Signature) 9-17-20 (Date)

*My signature affirms and certifies that I/we understand and will comply with the provisions and regulations of the City of Coral Gables Historic Preservation Ordinance as amended from time to time. It further certifies that any statements made in the application, documents attached to the application, and plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that the application, attachments and fees become part of the Official Records of the Historic Preservation Division and are not returnable. The above signed consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this application and/or presentation to the Historic Preservation Board. Applicants seeking approval of alterations, demolitions and/or new construction acknowledge that the City may erect signs on the subject property, which state the proposed action and the date of the Historic Preservation Board meeting.*

	<p>DATE RECEIVED: _____</p> <p>CASE FILE: _____</p> <p>EDEN FILE: _____</p> <p>POTENTIAL HPB MEETING: _____</p>	<p>CITY OF CORAL GABLES HISTORICAL RESOURCES &amp; CULTURAL ARTS DEPARTMENT 2127 SALZEDO STREET, 2<sup>ND</sup> FLOOR CORAL GABLES, FLORIDA 33134 Phone: (305) 460-5090/5093-5094/5096 Fax: (305) 460-5097 e-mail: <a href="mailto:historicalresources@coralgables.com">historicalresources@coralgables.com</a></p>
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\* A drawing set must include a site plan, floor plan(s), and elevations of all facades with sufficient dimensions to conduct a preliminary Zoning Analysis. The purpose of the preliminary Zoning Analysis is to identify possible variances and is not intended to replace any review required as part of the permitting process. The drawings must illustrate the existing conditions and the proposed changes separately. Contextual drawings or photographs of the neighboring properties must also be included. The Department staff may request additional drawings and documents as needed. Requests for Special Certificates of Appropriateness for demolition and/or that require variance(s) must include a certified mailing list, a map, and **three** sets of mailing labels (1000-foot radius) and the required fee. \* It is the responsibility of the applicant to provide sufficient illustrations to convey the intended scope of work.

I, Ronit Canet, as Authorized Signatory of Brockway, Ltd., LLLP f/k/a Brockway, Ltd., as  
**Owner** of Lots 7-12 and Lots 35-46, Block 10, Section Coral Gables Craft Section, **do**  
**hereby authorize the filing**  
**of this application.** Ronit Canet CFO 8-17-20

(Owner's Signature)

(Date)

*My signature affirms and certifies that I/we understand and will comply with the provisions and regulations of the City of Coral Gables Historic Preservation Ordinance as amended from time to time. It further certifies that any statements made in the application, documents attached to the application, and plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that the application, attachments and fees become part of the Official Records of the Historic Preservation Division and are not returnable. The above signed consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this application and/or presentation to the Historic Preservation Board. Applicants seeking approval of alterations, demolitions and/or new construction acknowledge that the City may erect signs on the subject property, which state the proposed action and the date of the Historic Preservation Board meeting.*