

## MEMORANDUM

Agenda Item No. 8(C)(1)

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**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** June 2, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving terms of two  
Declarations of Restrictive Covenants on  
Vizcaya Museum and Gardens  
("Vizcaya"), located at 3251 South Miami  
Avenue, Miami, FL 33129, in favor of the  
Florida State Historic Preservation Office  
for the following purposes: (1) the  
preservation of Vizcaya's  
Superintendent's House for a term of 15  
years in exchange for a Federal Save  
America's Treasures grant in the amount  
of \$500,000.00; and (2) the preservation  
of the Vizcaya main house swimming pool  
grotto for a term of 20 years in exchange  
for a Federal Save America's Treasures  
grant in the amount of \$750,000.00;  
rescinding Resolution No. R-983-24 to  
reflect new terms of the Declaration of  
Restrictive Covenant for the preservation  
of the Superintendent's House; and  
authorizing and directing the County  
Mayor to execute the Declarations of  
Restrictive Covenants for and on behalf of  
Miami-Dade County, exercise all  
provisions contained therein and record  
same in the public records of Miami-Dade  
County

Resolution No. R-471-26

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The accompanying resolution was prepared by the Department of Cultural Affairs and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado and Co-Sponsor Senator René García.



Geri Bonzon-Keenan  
County Attorney

GBK/ks

MDC001

# Memorandum



**Date:** June 2, 2026

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Execution and Recordation of two Declarations of Restrictive Covenants for buildings on the County-owned Vizcaya Museum and Gardens property

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## **Executive Summary**

This item is requesting that the Board of County Commissioners (Board) approve the terms of and grant the County Mayor or the County Mayor's designee the authority to execute the following Declarations of Restrictive Covenants on Vizcaya Museum and Gardens:

- In support of a \$500,000 grant (P20AP00365) from the National Park Service of the United States Department of the Interior appropriated from the Historic Preservation Fund for the Save America's Treasures Grant Program, to support the preservation of the property's Superintendent's House, for a term of fifteen years, which will be recorded by the Miami-Dade County Clerk of Courts.
- In support of a \$750,000 grant (P24AP01661-00) from the National Park Service of the United States Department of the Interior appropriated from the Historic Preservation Fund for the Save America's Treasures Grant Program, to support the conservation of the property's Swimming Pool Grotto, for a term of twenty years, in favor of the Florida State Historic Preservation Office, which will be recorded by the Miami-Dade County Clerk of Courts.

The item also serves to rescind Resolution No. R-983-24 to reflect new terms of a Declaration of Restrictive Covenant provided by the nonprofit entity. Resolution No. R-983-24 was in support of the \$500,000 grant (P20AP00365) to support the preservation of the property's Superintendent's House and was previously approved at the Board's November 6, 2024 meeting. However, Resolution No. R-983-24 included an incorrect and outdated form for the restrictive covenant provided by the nonprofit entity.

## **Recommendation**

It is recommended that the Board of County Commissioners approve the terms of and grant the County Mayor or the County Mayor's designee the authority to execute the Declarations of Restrictive Covenants on Vizcaya Museum and Gardens (Vizcaya) as they are required by the funding agencies as conditions of Vizcaya Museum and Gardens Trust, Inc.'s (the Trust) receipt of the grants, which will be used as follows:

- P20AP00365. This \$500,000 grant will be used to support the preservation of the property's Superintendent's House, which is important culturally, historically and architecturally and is a contributing resource to Vizcaya's National Historic Landmark designation.

- P24AP01661-00. This \$750,000 grant will be used to support the conservation of the property's Main House Swimming Pool Grotto and ceiling mural by Robert Winthrop Chanler, including stabilization of the Living Room floor above the Grotto. The Main House is the primary contributing resource to Vizcaya's National Historic Landmark designation and the Grotto is a significant feature within it.

It is further recommended that the Board rescind Resolution R-983-24 approved at the November 6, 2024 Board of County Commissioners meeting to reflect the new restrictive covenant provided by the nonprofit entity for P20AP00365.

### **Scope**

The impact of this agenda item is countywide. Vizcaya Museum and Gardens is located at 3251 South Miami Avenue Miami, FL 33129, which is in County Commission District 7, represented by Commissioner Raquel A. Regalado.

### **Fiscal Impact/Funding Source**

The County owns the land and buildings that make up the Vizcaya Museum and Gardens and has an Operating and Management Agreement with Vizcaya Museum and Gardens Trust, Inc. to operate and maintain the facility. The grants require matching funds, which will be provided as follows:

- P20AP00365 for the Superintendent's House: \$500,000 in matching funds will be provided by the Trust through County Building Better Communities General Obligation Bond (BBC GOB) funds, GOB Project # 290-3002048.
- P24AP01661-00 for the Main House Swimming Pool Grotto: \$750,000 in matching funds will be provided by the Trust through County Countywide Infrastructure Investment Program (CIIP) funds, CIIP Project #3.

Match funding is allocated for Vizcaya Museum and Gardens and included in the FY 2025-26 Adopted Budget and Multi-Year Capital Plan under program # 709910. Refer to the table below for additional information.

| Revenue Name                                                                                         | Budget Reference                                                                                                                   | Fund Code                                                               | Revenue Amount                                                                      |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• BBC GOB Financing</li><li>• CIIP Program Financing</li></ul> | <ul style="list-style-type: none"><li>• FY 2025-26 Adopted Budget Volume and Multi-Year Capital Plan, Volume 2, page 191</li></ul> | <ul style="list-style-type: none"><li>• CBH13</li><li>• CO080</li></ul> | <ul style="list-style-type: none"><li>• \$2,000,000</li><li>• \$4,753,000</li></ul> |

### **Delegation of Authority**

The County Mayor or Mayor's designee is delegated the authority to execute the restrictive covenants and to take all actions to comply with the requirements of the grant agreement and the purpose for which the funds were granted to the Trust.

**Track Record/Monitor**

The Trust will oversee the implementation, compliance, and the use of the grant funds. The Miami-Dade County Department of Cultural Affairs (Department), led by Interim Director Ashlee Thomas, is managing the BBC GOB and CIIP allocations to Vizcaya. Both the Department and the Trust have track records of successfully implementing grants and capital projects.

**Background**

In 1952 and 1955, the heirs of James Deering conveyed Vizcaya's Main House, Gardens and the Vizcaya Village to Miami-Dade County. For several decades, Vizcaya was operated as a subdivision of the County's Parks and Recreation Department, steered through a Policy Committee. Following Vizcaya's achievement of accreditation by the American Alliance of Museums and its designation as a National Historic Landmark in 1998, the Board passed Ordinance 98-112, making Vizcaya a freestanding County agency. Vizcaya later engaged in a strategic planning process that resulted in the recommendation for Vizcaya to advance its role as a vital community resource by streamlining its operations through a dedicated nonprofit structure to strengthen Vizcaya's capabilities of raising private-sector support and facilitating enhancements to its preservation and educational programming. In 2017, the Board passed Ordinance 17-42 approving an Operating and Management Agreement between Miami-Dade County and the Vizcaya Museum and Gardens Trust, Inc., a Florida nonprofit corporation, for the operation of Vizcaya. Section B.4 of the Operating and Management Agreement requires the Trust to be responsible for securing public and private funds to help pay for operational and capital expenses, with the intent that the Trust's increased fundraising is an explicit goal of the Agreement. To that end, the Trust regularly seeks Federal, State and Foundational grant support, including the below grants from the National Park Service of the United States Department of the Interior, for which these Declarations of Restrictive Covenants are a grant requirement.

- Grant #P20AP00365: The Trust applied for and was awarded financial assistance from the National Park Service of the United States Department of the Interior appropriated from the Historic Preservation Fund for the Save America's Treasures Grant Program in the amount of \$500,000.00. At the November 6, 2024 Board of Commissioners Meeting via Resolution R-983-24, the Board approved the restrictive covenant agreement with the Florida State Historic Preservation Office entered into for the purpose of preserving the Vizcaya Museum and Gardens Superintendent's House for fifteen (15) years as a condition of eligibility for this grant. An updated and corrected grant agreement provided by the nonprofit entity is included as Attachment A herein.
- Grant #P24AP01661-00: The Trust applied for and was awarded financial assistance from the National Park Service of the United States Department of the Interior appropriated from the Historic Preservation Fund for the Save America's Treasures Grant Program in the amount of \$750,000.00. The restrictive covenant agreement with the Florida State Historic Preservation Office is entered into for the purpose of preserving the Vizcaya Museum and Gardens Swimming Pool Grotto for

Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners  
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twenty (20) years as a condition of eligibility for this grant and is included as  
Attachment B herein.



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Jimmy Morales  
Chief Operating Officer



## MEMORANDUM (Revised)

**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** June 2, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(C)(1)

Please note any items checked.

- \_\_\_\_\_ **“3-Day Rule” for committees applicable if raised**
- \_\_\_\_\_ **6 weeks required between first reading and public hearing**
- \_\_\_\_\_ **4 weeks notification to municipal officials required prior to public hearing**
- \_\_\_\_\_ **Decreases revenues or increases expenditures without balancing budget**
- \_\_\_\_\_ **Budget required**
- \_\_\_\_\_ **Statement of fiscal impact required**
- \_\_\_\_\_ **Statement of social equity required**
- \_\_\_\_\_ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- \_\_\_\_\_ **No committee review**
- \_\_\_\_\_ **Requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_ ) to approve**
- \_\_\_\_\_ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(C)(1)  
6-2-26

RESOLUTION NO. R-471-26

RESOLUTION APPROVING TERMS OF TWO DECLARATIONS OF RESTRICTIVE COVENANTS ON VIZCAYA MUSEUM AND GARDENS (“VIZCAYA”), LOCATED AT 3251 SOUTH MIAMI AVENUE, MIAMI, FL 33129, IN FAVOR OF THE FLORIDA STATE HISTORIC PRESERVATION OFFICE FOR THE FOLLOWING PURPOSES: (1) THE PRESERVATION OF VIZCAYA’S SUPERINTENDENT’S HOUSE FOR A TERM OF 15 YEARS IN EXCHANGE FOR A FEDERAL SAVE AMERICA’S TREASURES GRANT IN THE AMOUNT OF \$500,000.00; AND (2) THE PRESERVATION OF THE VIZCAYA MAIN HOUSE SWIMMING POOL GROTTO FOR A TERM OF 20 YEARS IN EXCHANGE FOR A FEDERAL SAVE AMERICA’S TREASURES GRANT IN THE AMOUNT OF \$750,000.00; RESCINDING RESOLUTION NO. R-983-24 TO REFLECT NEW TERMS OF THE DECLARATION OF RESTRICTIVE COVENANT FOR THE PRESERVATION OF THE SUPERINTENDENT’S HOUSE; AND AUTHORIZING AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE THE DECLARATIONS OF RESTRICTIVE COVENANTS FOR AND ON BEHALF OF MIAMI-DADE COUNTY, EXERCISE ALL PROVISIONS CONTAINED THEREIN AND RECORD SAME IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** This Board ratifies and adopts the matters set forth in the accompanying justification memorandum as if fully set forth herein.

**Section 2.** This Board approves the terms of two Declarations of Restrictive Covenants on Vizcaya Museum and Gardens (“Vizcaya”), located at 3251 South Miami Avenue, Miami,

Florida 33129, in favor of the Florida State Historic Preservation Office, in substantially the forms attached to the accompanying memorandum (“Declarations”) as Exhibits A and B for the following purposes: (a) to preserve the Superintendent’s House at Vizcaya for a term of 15 years in exchange for a Save America’s Treasures grant, administered by the National Park Service of the United States in the amount of \$500,000.00; and (b) to preserve the swimming pool grotto at Vizcaya for a term of 20 years in exchange for a Federal Save America’s Treasures grant administered by the National Park Service and appropriated from the Historic Preservation Fund in the amount of \$750,000.00.

**Section 3.** This Board rescinds Resolution No. R-983-24 to reflect the new Declaration of Restrictive Covenant to preserve the Superintendent’s House at Vizcaya as provided for in section 2(a).

**Section 4.** This Board authorizes the County Mayor or County Mayor’s designee to: (a) execute the Declarations of Restrictive Covenants in substantially the forms attached to the accompanying memorandum as Exhibits A and B for and on behalf of Miami-Dade County; (b) exercise all provisions contained therein; (c) record the Declarations in the public records of Miami-Dade County; and (d) provide a recorded copy to the Clerk of the Board within 30 days of the execution of said instruments and further directs the Clerk of the Board to permanently store the recorded copies along with this resolution. This Board further authorizes the County Mayor or County Mayor’s designee, upon a determination that such actions are in the best interest of the County, to modify the terms of the Declarations so long as such modifications are approved by the County Attorney’s Office and are not substantially inconsistent with this resolution. The County Mayor or County Mayor’s designee shall be required to seek Board approval for any approvals,

consents, actions, events or undertakings that would create a financial obligation, cost or expense to the County beyond those set forth in and specifically identified in the Declarations.

The foregoing resolution was offered by Commissioner **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Natalie Milian Orbis** and upon being put to a vote, the vote was as follows:

|                                 |               |                        |               |
|---------------------------------|---------------|------------------------|---------------|
| Anthony Rodriguez, Chairman     | <b>aye</b>    |                        |               |
| Kionne L. McGhee, Vice Chairman | <b>absent</b> |                        |               |
| Marleine Bastien                | <b>aye</b>    | Juan Carlos Bermudez   | <b>aye</b>    |
| Sen. René García                | <b>aye</b>    | Oliver G. Gilbert, III | <b>absent</b> |
| Roberto J. Gonzalez             | <b>aye</b>    | Keon Hardemon          | <b>absent</b> |
| Danielle Cohen Higgins          | <b>absent</b> | Vicki L. Lopez         | <b>aye</b>    |
| Natalie Milian Orbis            | <b>aye</b>    | Raquel A. Regalado     | <b>aye</b>    |
| Micky Steinberg                 | <b>aye</b>    |                        |               |

The Chairperson thereupon declared this resolution duly passed and adopted this 2<sup>nd</sup> day of June, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

**mmg**

Melissa M. Gallo

**PRESERVATION COVENANT**  
**for a Historic Preservation Fund Grant to a Historic Subject Property**

**Project Name: Restoration of Vizcaya Superintendent's House**

**Grant Recipient: Vizcaya Museum And Gardens Trust, Inc.**

**Grant Number: SAT GA P20AP00365**

This conservation covenant agreement is made the \_\_\_\_ day of \_\_\_\_\_, 2026, between Miami-Dade County, as GRANTOR of a conservation covenant (hereafter referred to as the "Grantor"), Vizcaya Museum And Gardens Trust, Inc., as the GRANT RECIPIENT (hereafter referred to as "Grant Recipient"), and the Florida Department of State, Division of Historical Resources, as the State Historic Preservation Office, as GRANTEE of the conservation covenant (hereafter referred to as the "Grantee"). This conservation covenant agreement is entered into under Florida law for the purpose of preserving the Vizcaya Museum and Gardens Superintendent's House, a building that is important culturally, historically, and/or architecturally.

1. **The Subject Property.** This agreement creates a conservation covenant in real estate legally described in Exhibit A. The Subject Property is the site of the Vizcaya Museum and Gardens Superintendent's House, located at 50 SW 32<sup>nd</sup> Road Miami, FL 33129 (hereafter referred to as the "Subject Property").
2. **Grant of conservation covenant.** In consideration of the sum of \$500,000 received in grant-in-aid financial assistance by the Grant Recipient from the National Park Service of the United States Department of the Interior, the Grantor hereby grants to the Grantee a conservation covenant in the Subject Property for the purpose of assuring preservation of the Subject Property.
3. **Covenant required for Federal grant.** This conservation covenant is granted as a condition of the eligibility of the Grant Recipient for the financial assistance from the National Park Service of the United States Department of the Interior appropriated from the Historic Preservation Fund for the Save America's Treasures Grant Program.
4. **Conditions of covenant:**
  1. *Duration.* This conservation covenant is granted for a period of *fifteen (15)* years commencing on the date when it is filed with the Miami-Dade County Recorder, in the State of Florida, in the United States of America.
  2. *Documentation of condition of the Vizcaya Museum and Gardens Superintendent's House at time of grant of this covenant.* In order to make more certain the full extent of Grantor and/or Grant Recipient obligations and the restrictions on the Subject Property, and in order to document the nature and condition of the Subject Property, including significant interior elements in spatial context, a list of character-defining materials, features, and spaces is incorporated as Exhibit "B" at the end of this agreement. The Grant Recipient has provided to the Grantee architectural drawings of the Subject Property. To complement Exhibit "B", the Grant Recipient personnel have compiled a photographic record, including photographer's affidavit, black and white photographs and negatives, or electronic image files saved as high resolution images, photograph logs, and a keyed location map. The Grant Recipient agrees that the nature and condition of the Subject Property on the date of execution of this covenant is accurately documented by the architectural drawings and photographic record, which shall be maintained for the life of this covenant in the Grantee's conservation covenant file for the Subject Property.
  3. *Duty to maintain the Subject Property.* The Grant Recipient agrees to assume the cost of continued maintenance and repair of the Subject Property so as to preserve the architectural, historical, and/or archeological integrity of the Subject Property and its materials to protect those qualities that made the Subject Property eligible for listing in the National Register of Historic Places (or a Subject Property contributing to the significance of a National Register listed Historic District) throughout the effective date of this Covenant.

4. *Restrictions on activities that would affect historically significant components of the Subject Property.* The Grantor and Grant Recipient agrees that no demolition, construction, alteration, remodeling, or any other activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant exterior features or interior spaces identified as significant in Exhibit "B." Exterior construction materials, architectural details, form, fenestration, scale, and mass should not be adversely affected nor the structural soundness or setting altered without prior written permission of the Grantee affirming that such reconstruction, repair, refinishing, rehabilitation, preservation, or restoration will meet The Secretary of the Interior's "Standards for the Treatment of Historic Properties" (hereinafter referred to as the "Standards").
5. *Restrictions on activities that would affect archeological resources.* The Grantor and/or Grant Recipient agrees that no ground disturbing activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant archeological resources identified in Exhibit "A" without prior written permission of the Grantee affirming that such work will meet The Secretary of the Interior's applicable "Standards for Archeology and Historic Preservation."
6. *Maintenance of recovered materials.* The Grantor and/or Grant Recipient agrees to ensure that any data and material recovered will be placed in a repository that will care for the data in the manner prescribed in the applicable *Standards for Archeology and Historic Preservation* or will comply with the requirements of the Native American Graves Protection and Repatriation Act, and with 36 CFR 79 and 43 CFR 10.
7. *Public access.* The Grantor and/or Grant Recipient agrees to provide public access to view the grant-assisted work or features no less than 12 days a year on an equitably spaced basis. The dates and times when the Subject Property will be open to the public must be annually published and provided to the Grantee. At the option of the Grantor and/or Grant Recipient, the relevant portions of the Subject Property may also be open at other times in addition to the scheduled 12 days a year. Nothing in this agreement will prohibit a reasonably nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.
8. *Right to inspect.* The Grantor and/or Grant Recipient agrees that the Grantee, its employees, agents and designees shall have the right to inspect the Subject Property at all reasonable times, with twenty-four hours written notice, in order to ascertain whether the conditions of this conservation covenant agreement are being observed. However, in the case of any natural or man-made disaster or imminent endangerment to the Subject Property the covenant holder shall be granted access to the Subject Property with no prior notice.
9. *Anti-discrimination.* The Grantor and/or Grant Recipient agrees to comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Americans with Disabilities Act (42 U.S.C. 12204), and with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). These laws prohibit discrimination on the basis of race, religion, national origin, or disability. In implementing public access, reasonable accommodation to qualified disabled persons shall be made in consultation with the Grantee.
10. *Covenant shall run with the land; conditions on conveyance.* This conservation covenant shall run with the land and be binding on the Grantor, its successors, and assigns. The Grantor agrees to insert an appropriate reference to this covenant agreement in any deed or other legal instrument by which it divests itself in part or in whole of either the fee simple title or other lesser estate in the Subject Property, the Subject Property, or any part thereof.
11. *Casualty Damage or Destruction.* In the event that the Subject Property or any part of it shall be damaged or destroyed by fire, flood, windstorm, earth movement, or other casualty, the Grant Recipient shall notify the Grantee in writing within 14 calendar days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Subject Property and to protect public safety, shall be undertaken by the Grant Recipient without the Grantee's prior written approval indicating that the proposed work will meet the Standards. The

Grantee shall give its written approval, if any, of any proposed work within 60 days of receiving the request from the Grant Recipient. If after reviewing the condition of the Subject Property, the Grantee determines that the features, materials, appearance, workmanship, and environment (or setting) which made the Subject Property eligible for listing in the National Register of Historic Places have been lost or so damaged that its continued National Register listing is in question, the Grantee will notify the Keeper of the National Register (*or the SHPO if the Grantee is not the State*) in writing of the loss. The Keeper of the National Register will evaluate the findings and notify the Grantee in writing of any decision to remove the Subject Property from the National Register. If the Subject Property is removed, the Grantee will then notify the Grantor and Grant Recipient that the agreement is null and void. If the damage or destruction that warrants the properties removal from the National Register is deliberately caused by the gross negligence or other actions of the Grant Recipient or successor owner, then the Grantee will initiate requisite legal action to recover, at a minimum, the Federal grant funds applied to the Subject Property which will then be returned to the U.S. Government.

12. *Enforcement.* The Grantee shall have the right to prevent and correct violations of the terms of this conservation covenant. If the Grantee, upon inspection of the Subject Property, finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court having jurisdiction. Except when an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and/or architectural importance of the Subject Property, the Grantee shall give the Grantor and Grant Recipient written notice of the violation and allow thirty (30) calendar days to correct the violation before taking any formal action, including, but not limited to, legal action. If a court, having jurisdiction, determines that a violation exists or has occurred, the Grantee may seek to obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grant Recipient to restore the Subject Property to a condition that would be consistent with preservation purposes of the grant from the National Park Service. In any case where a court finds that a violation has occurred, the court may require the Grant Recipient to reimburse the Grantee and the Florida Attorney General for all the State's expenses incurred in stopping, preventing, and/or correcting the violation, including, but not limited, to reasonable attorney's fees. The failure of the Grantee to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.
13. *Effective date; severability.* This conservation covenant shall become effective when filed by the Grantor and/or Grant Recipient in the Office of the Recorder of Miami-Dade County, Florida, with a copy of the recorded instrument provided to the Grantee for its conservation covenant file. If any part of this conservation covenant agreement is held to be illegal by a court, the validity of the remaining parts shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the conservation agreement does not contain the particular part held to be invalid.
14. *Amendments.* The parties may by mutual written agreement jointly amend this conservation covenant, provided the amendment shall be consistent with preservation purpose of this conservation covenant and shall not reduce the regulatory controls listed in the conditions of this conservation covenant. Any such amendment shall not be effective unless it is executed in the same manner as this covenant, refers expressly to this covenant, and is filed with the Miami-Dade County Recorder.

This instrument reflects the entire agreement of Grantor, Grant Recipient, and Grantee regarding the subject covenant. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution of this agreement, unless set out in this instrument.

In witness whereof, Grantor, Grant Recipient, and Grantee have set their hands under seal on the days and year set forth below.

**GRANTOR:**

**Miami-Dade County**

Signature: \_\_\_\_\_  
Name/Title (Print): \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**WITNESSES**

Signature: \_\_\_\_\_  
Name (Print): \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Name (Print): \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_, as \_\_\_\_\_ on behalf of the County Mayor of Miami-Dade County, a political subdivision of the State of Florida.

Personally Known ☐

Produced Identification ☐ Type of Identification: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**GRANT RECIPIENT:**

**Vizcaya Museum and Gardens Trust, Inc.**

Signature: [Signature]  
Name/Title (Print): JOEL HOFFMAN / EXEC DIR / CEO  
Date: 3/18/2026  
Address: 3251 SOUTH MIAMI AVE.  
MIAMI, FL 33129

**WITNESSES**

Signature: [Signature]  
Name (Print): Maria Carla Chiquen  
Date: 3/18/2026  
Address: 3251 South Miami Avenue  
Miami, FL 33129

Signature: [Signature]  
Name (Print): Keyshon Simmons  
Date: 03/18/2026  
Address: 3251 South Miami Ave  
Miami, FL 33129

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [ ] online notarization, this 18 day of March 2026, by \_\_\_\_\_, as \_\_\_\_\_ on behalf of the Vizcaya Museum and Gardens Trust, Inc.

Personally Known ☒

Produced Identification ☐ Type of Identification: \_\_\_\_\_



[Signature]  
Notary Public

GRANTEE:

Florida Department of State, Division of Historic Resources

Signature: \_\_\_\_\_

Name/Title (Print): Alissa Slade Lotane, Director, Florida Division of Historical Resources & State Historic  
Preservation Officer

Date: \_\_\_\_\_

Address: \_\_\_\_\_

WITNESSES

Signature: \_\_\_\_\_

Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ on behalf of Florida Department of State, Division of Historical Resources.

Personally Known ☐

Produced Identification ☐ Type of Identification: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Alissa Slade Lotane, Director and State Historic Preservation Officer

STATE OF FLORIDA, LEON COUNTY, ss: On the \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public for said State, personally appeared **Alissa Slade Lotane**, who stated that she is the duly appointed and actively serving **Director of the Florida Division of Historical Resources**, and that she executed the foregoing conservation covenant agreement as her voluntary act and as the voluntary act of the Florida Department of State, Division of Historical Resources.

\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A**  
**Legal Description of the Subject Property**

TRACT 6-X. Commencing at the intersection of the Northwestern boundary line of South Miami Avenue, with the Southwesterly boundary line of Southwest 32<sup>nd</sup> Road; run thence Southwesterly along said Northwestern boundary line of said South Miami Avenue a distance of 600 feet to a point, which point is the point of beginning; run thence Northwesterly and parallel to said Southwesterly boundary line of said Southwest 32<sup>nd</sup> Road a distance of 953 feet to a point in the Southerly boundary line of Southwest 1<sup>st</sup> Avenue (now known as South Dixie Highway); run thence Northeasterly along said Southerly boundary line of said Southwest 1<sup>st</sup> Avenue (now known as South Dixie Highway) a distance of 682.06 feet to the point of intersection thereof with said Southwesterly boundary line of said Southwest 32<sup>nd</sup> Road, run thence Southeasterly along said Southwesterly boundary line of said Southwest 32<sup>nd</sup> Road a distance of 538.83 feet to a point; run thence Southwesterly and parallel to said Northwestern boundary line of said South Miami Avenue a distance of 300 feet to a point; run thence Southeasterly and parallel to said Southwesterly boundary line of said Southwest 32<sup>nd</sup> Road a distance of 250 feet to a point in said Northwestern boundary line of said South Miami Avenue; run thence Southwesterly along said Northwestern boundary line of said South Miami Avenue a distance of 300 feet to the point of beginning; together with all improvements located thereon, all mechanical, plumbing, air-handling and other built-in systems situated on or within such land and improvements, and any fixtures owned by Grantor and located within the improvements as of the date of this Deed. Subject to all reservations of easements and restrictions recorded in the Public Records of Miami-Dade County, Florida.

EXHIBIT B

**Baseline Documentation**  
**Vizcaya Museum and Gardens Superintendent's House, Miami, Florida**

To remain eligible for listing on the National Register of Historic Places, a Subject Property must be able to convey its significance. The following character-defining materials, spaces, and features have been identified as those that help convey the significance of *Vizcaya Museum and Gardens Superintendent's House*. Also current photo documentation and the narrative of the National Register nomination must be attached to the baseline documentation.

**Significant Character Defining Interior Spaces and Features**

- The central loggia features a vaulted wooden ceiling with exposed wooden beams and two kingpost trusses, all made from Dade County pine.
- The northern and southern walls of the central loggia each feature three sets of doors and sidelights on each side, with each door being separated by coral stone pilasters. Each door and window assembly is topped with an arched window having a coral stone arched trim.
- The central loggia's doors leading to the side rooms each have coral stone surrounds that lead down into coral stone baseboards. All the walls are plaster.
- The two rooms adjacent to the central loggia each feature a fireplace, with coral stone mantels and fire surrounds with brick fireboxes and hearths. Original wood baseboard and door molding remains. All windows feature their original wood moldings and original brass hardware.
- The eastern end of the building contains a majority of the historic features: wood baseboard and picture rails, wood windows with brass hardware, Dade County pine floors, and an original bathroom, with its curved plaster wall, an original sink, medicine cabinet, and floor tile and tile wainscot.

**Significant Character Defining Exterior Spaces and Features**

- The Superintendent's House was built in 1916 as a 3,900 square foot residence for the Superintendent of the property. It is composed of an enclosed central loggia and two wings.
- The Superintendent's House was designed by architect F. Burrall Hoffman, who also designed the Main House and other buildings across the Vizcaya estate.
- The Superintendent's House is the largest of the historic Village buildings and one of the most architecturally distinguished, with its elegant loggia defining an important axis within the site.
- Along with the other historic structures in the Village, the Superintendent's House is a product of the most advanced construction methods and materials available at the time of its construction.
- The Superintendent's House is referenced in Vizcaya's initial National Register of Historic Places nomination form, submitted in 1970. Within the National Register of Historic Places nomination form, the structure is referred to as staff residence (01), the name by which it was known at the time.
- Within the National Historic Landmark designation, the Superintendent's House is included as contributing resource and is indicated as a building in the "Farm Village."
- The Superintendent's House has a raised and monumental one story central pavilion with gable end on the front facade. Here the decorative feature is a loggia of three bays mounted on pilasters with semi-circular molded arches. These have been filled with glass doors in wood frames. There is a tile-covered ridge roof on this central section with tiled hipped roof wings of one story extending to each side.

**PRESERVATION COVENANT**  
**for a Historic Preservation Fund Grant to a Historic Subject Property**

**Project Name: Conservation of Swimming Pool Grotto**  
**Grant Recipient: Vizcaya Museum And Gardens Trust, Inc.**  
**Grant Number: SAT GA P24AP01661-00**

This conservation covenant agreement is made the \_\_\_\_ day of \_\_\_\_\_, 2026, between Miami-Dade County, as GRANTOR of a conservation covenant (hereafter referred to as the "Grantor"), Vizcaya Museum And Gardens Trust, Inc., as the GRANT RECIPIENT (hereafter referred to as "Grant Recipient"), and the Florida Department of State, Division of Historical Resources, as the State Historic Preservation Office, as GRANTEE of the conservation covenant (hereafter referred to as the "Grantee"). This conservation covenant agreement is entered into under Florida law for the purpose of preserving the Vizcaya Museum and Gardens Main House, a building that is important culturally, historically, and/or architecturally.

1. **The Subject Property.** This agreement creates a conservation covenant in real estate legally described in Exhibit A. The Subject Property is the site of the Vizcaya Museum and Gardens Main House, located at 3251 South Miami Avenue, Miami, FL 33129 (hereafter referred to as the "Subject Property").
2. **Grant of conservation covenant.** In consideration of the sum of \$750,000 received in grant-in-aid financial assistance by the Grant Recipient from the National Park Service of the United States Department of the Interior, the Grantor hereby grants to the Grantee a conservation covenant in the Subject Property for the purpose of assuring preservation of the Subject Property.
3. **Covenant required for Federal grant.** This conservation covenant is granted as a condition of the eligibility of the Grant Recipient for the financial assistance from the National Park Service of the United States Department of the Interior appropriated from the Historic Preservation Fund for the Save America's Treasures Grant Program.
4. **Conditions of covenant:**
  1. ***Duration.*** This conservation covenant is granted for a period of *twenty (20)* years commencing on the date when it is filed with the Miami-Dade County Recorder, in the State of Florida, in the United States of America.
  2. ***Documentation of condition of the Subject Property at time of grant of this covenant.*** In order to make more certain the full extent of Grantor and/or Grant Recipient obligations and the restrictions on the Subject Property, and in order to document the nature and condition of the Subject Property, including significant interior elements in spatial context, a list of character-defining materials, features, and spaces is incorporated as Exhibit "B" at the end of this agreement. The Grant Recipient has provided to the Grantee architectural drawings of the Subject Property. To complement Exhibit "B", the Grant Recipient personnel have compiled a photographic record, including photographer's affidavit, black and white photographs and negatives, or electronic image files saved as high resolution images, photograph logs, and a keyed location map. The Grant Recipient agrees that the nature and condition of the Subject Property on the date of execution of this covenant is accurately documented by the architectural drawings and photographic record, which shall be maintained for the life of this covenant in the Grantee's conservation covenant file for the Subject Property.
  3. ***Duty to maintain the Subject Property.*** The Grant Recipient agrees to assume the cost of continued maintenance and repair of the Subject Property so as to preserve the architectural, historical, and/or archeological integrity of the Subject Property and its materials to protect those qualities that made the Subject Property eligible for listing in the National Register of Historic Places (or a Subject Property contributing to the significance of a National Register listed Historic District) throughout the effective date of this Covenant.

4. *Restrictions on activities that would affect historically significant components of the Subject Property.* The Grantor and Grant Recipient agrees that no demolition, construction, alteration, remodeling, or any other activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant exterior features or interior spaces identified as significant in Exhibit "B." Exterior construction materials, architectural details, form, fenestration, scale, and mass should not be adversely affected nor the structural soundness or setting altered without prior written permission of the Grantee affirming that such reconstruction, repair, refinishing, rehabilitation, preservation, or restoration will meet The Secretary of the Interior's "Standards for the Treatment of Historic Properties" (hereinafter referred to as the "Standards").
5. *Restrictions on activities that would affect archeological resources.* The Grantor and/or Grant Recipient agrees that no ground disturbing activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant archeological resources identified in Exhibit "A" without prior written permission of the Grantee affirming that such work will meet The Secretary of the Interior's applicable "Standards for Archeology and Historic Preservation."
6. *Maintenance of recovered materials.* The Grantor and/or Grant Recipient agrees to ensure that any data and material recovered will be placed in a repository that will care for the data in the manner prescribed in the applicable *Standards for Archeology and Historic Preservation* or will comply with the requirements of the Native American Graves Protection and Repatriation Act, and with 36 CFR 79 and 43 CFR 10.
7. *Public access.* The Grantor and/or Grant Recipient agrees to provide public access to view the grant-assisted work or features no less than 12 days a year on an equitably spaced basis. The dates and times when the Subject Property will be open to the public must be annually published and provided to the Grantee. At the option of the Grantor and/or Grant Recipient, the relevant portions of the Subject Property may also be open at other times in addition to the scheduled 12 days a year. Nothing in this agreement will prohibit a reasonably nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.
8. *Right to inspect.* The Grantor and/or Grant Recipient agrees that the Grantee, its employees, agents and designees shall have the right to inspect the Subject Property at all reasonable times, with twenty-four hours written notice, in order to ascertain whether the conditions of this conservation covenant agreement are being observed. However, in the case of any natural or man-made disaster or imminent endangerment to the Subject Property the covenant holder shall be granted access to the Subject Property with no prior notice.
9. *Anti-discrimination.* The Grantor and/or Grant Recipient agrees to comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Americans with Disabilities Act (42 U.S.C. 12204), and with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). These laws prohibit discrimination on the basis of race, religion, national origin, or disability. In implementing public access, reasonable accommodation to qualified disabled persons shall be made in consultation with the Grantee.
10. *Covenant shall run with the land; conditions on conveyance.* This conservation covenant shall run with the land and be binding on the Grantor, its successors, and assigns. The Grantor agrees to insert an appropriate reference to this covenant agreement in any deed or other legal instrument by which it divests itself in part or in whole of either the fee simple title or other lesser estate in the Subject Property, the Subject Property, or any part thereof.
11. *Casualty Damage or Destruction.* In the event that the Subject Property or any part of it shall be damaged or destroyed by fire, flood, windstorm, earth movement, or other casualty, the Grant Recipient shall notify the Grantee in writing within 14 calendar days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Subject Property and to protect public safety, shall be undertaken by the Grant Recipient without the Grantee's prior written approval indicating that the proposed work will meet the Standards. The

Grantee shall give its written approval, if any, of any proposed work within 60 days of receiving the request from the Grant Recipient. If after reviewing the condition of the Subject Property, the Grantee determines that the features, materials, appearance, workmanship, and environment (or setting) which made the Subject Property eligible for listing in the National Register of Historic Places have been lost or so damaged that its continued National Register listing is in question, the Grantee will notify the Keeper of the National Register (*or the SHPO if the Grantee is not the State*) in writing of the loss. The Keeper of the National Register will evaluate the findings and notify the Grantee in writing of any decision to remove the Subject Property from the National Register. If the Subject Property is removed, the Grantee will then notify the Grantor and Grant Recipient that the agreement is null and void. If the damage or destruction that warrants the properties removal from the National Register is deliberately caused by the gross negligence or other actions of the Grant Recipient or successor owner, then the Grantee will initiate requisite legal action to recover, at a minimum, the Federal grant funds applied to the Subject Property which will then be returned to the U.S. Government.

12. *Enforcement.* The Grantee shall have the right to prevent and correct violations of the terms of this conservation covenant. If the Grantee, upon inspection of the Subject Property, finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court having jurisdiction. Except when an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and/or architectural importance of the Subject Property, the Grantee shall give the Grantor and Grant Recipient written notice of the violation and allow thirty (30) calendar days to correct the violation before taking any formal action, including, but not limited to, legal action. If a court, having jurisdiction, determines that a violation exists or has occurred, the Grantee may seek to obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grant Recipient to restore the Subject Property to a condition that would be consistent with preservation purposes of the grant from the National Park Service. In any case where a court finds that a violation has occurred, the court may require the Grant Recipient to reimburse the Grantee and the Florida Attorney General for all the State's expenses incurred in stopping, preventing, and/or correcting the violation, including, but not limited, to reasonable attorney's fees. The failure of the Grantee to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.
13. *Effective date; severability.* This conservation covenant shall become effective when filed by the Grantor and/or Grant Recipient in the Office of the Recorder of Miami-Dade County, Florida, with a copy of the recorded instrument provided to the Grantee for its conservation covenant file. If any part of this conservation covenant agreement is held to be illegal by a court, the validity of the remaining parts shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the conservation agreement does not contain the particular part held to be invalid.
14. *Amendments.* The parties may by mutual written agreement jointly amend this conservation covenant, provided the amendment shall be consistent with preservation purpose of this conservation covenant and shall not reduce the regulatory controls listed in the conditions of this conservation covenant. Any such amendment shall not be effective unless it is executed in the same manner as this covenant, refers expressly to this covenant, and is filed with the Miami-Dade County Recorder.

This instrument reflects the entire agreement of Grantor, Grant Recipient, and Grantee regarding the subject covenant. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution of this agreement, unless set out in this instrument.

In witness whereof, Grantor, Grant Recipient, and Grantee have set their hands under seal on the days and year set forth below.

**GRANTOR:**

**Miami-Dade County**

Signature: \_\_\_\_\_  
Name/Title (Print): \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**WITNESSES**

Signature: \_\_\_\_\_  
Name (Print): \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name (Print): \_\_\_\_\_  
Date: \_\_\_\_\_  
Address: \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_, as \_\_\_\_\_ on behalf of the County Mayor of Miami-Dade County, a political subdivision of the State of Florida.

Personally Known ☐  
Produced Identification ☐ Type of Identification: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**GRANT RECIPIENT:**

**Vizcaya Museum and Gardens Trust, Inc.**

Signature: \_\_\_\_\_  
Name/Title (Print): JOEL HOFFMAN / EXEC DIR / CEO  
Date: 3/18/2026  
Address: 3251 SOUTH MIAMI AVE  
\_\_\_\_\_  
MIAMI, FL 33129

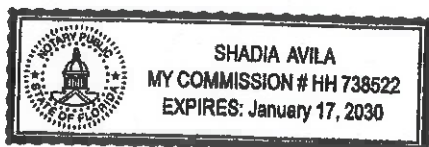
**WITNESSES**

Signature: \_\_\_\_\_  
Name (Print): Maria Carla Chiquen  
Date: 3/18/2026  
Address: 3251 South Miami Avenue  
Miami, FL 33129

Signature: \_\_\_\_\_  
Name (Print): Keyshon Simmons  
Date: 3/18/2026  
Address: 3251 South Miami Ave  
Miami, FL 33129

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 18 day of March 2026, by \_\_\_\_\_, as \_\_\_\_\_ on behalf of the Vizcaya Museum and Gardens Trust, Inc.

Personally Known ☒  
Produced Identification ☐ Type of Identification: \_\_\_\_\_



\_\_\_\_\_  
Notary Public

GRANTEE:

Florida Department of State, Division of Historic Resources

Signature: \_\_\_\_\_

Name/Title (Print): Alissa Slade Lotane, Director, Florida Division of Historical Resources & State Historic  
Preservation Officer

Date: \_\_\_\_\_

Address: \_\_\_\_\_

WITNESSES

Signature: \_\_\_\_\_

Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ on behalf of Florida Department of State, Division of Historical Resources.

Personally Known ☐

Produced Identification ☐ Type of Identification: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Alissa Slade Lotane, Director and State Historic Preservation Officer

STATE OF FLORIDA, LEON COUNTY, ss: On the \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public for said State, personally appeared **Alissa Slade Lotane**, who stated that she is the duly appointed and actively serving **Director of the Florida Division of Historical Resources**, and that she executed the foregoing conservation covenant agreement as her voluntary act and as the voluntary act of the Florida Department of State, Division of Historical Resources.

\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A**  
**Legal description of the Subject Property**

The building on the campus of Vizcaya Museum and Gardens known as the Main House, located at latitude/longitude indicated below, in the City of Miami, Florida, in Miami-Dade County, Florida; together with all improvements located thereon, all mechanical, plumbing, air-handling and other built-in systems situated on or within such land and improvements, and any fixtures owned by Grantor and located within the improvements.

| LATITUDE AND LONGITUDE COORDINATES<br>DEFINING A RECTANGLE LOCATING THE PROPERTY |          |         |         |           |         |         |
|----------------------------------------------------------------------------------|----------|---------|---------|-----------|---------|---------|
| CORNER                                                                           | LATITUDE |         |         | LONGITUDE |         |         |
|                                                                                  | Degrees  | Minutes | Seconds | Degrees   | Minutes | Seconds |
| NW                                                                               | 25       | 44      | 50      | 80        | 12      | 37      |
| NE                                                                               | 25       | 44      | 37      | 80        | 12      | 25      |
| SE                                                                               | 25       | 44      | 27      | 80        | 12      | 39      |
| SW                                                                               | 25       | 44      | 41      | 80        | 12      | 51      |

Subject to all reservations of easements and restrictions recorded in the Public Records of Miami-Dade County, Florida.

EXHIBIT B

Baseline Documentation  
Vizcaya Museum and Gardens Main House, Miami, Florida

To remain eligible for listing on the National Register of Historic Places, a Subject Property must be able to convey its significance. The following character-defining materials, spaces, and features have been identified as those that help convey the significance of Vizcaya Museum and Gardens Main House. Also current photo documentation and the narrative of the National Register nomination must be attached to the baseline documentation.

The following narrative is extracted from the National Register of Historic Places Nomination Form (1969).

Architectural Classification: Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Revival: Mediterranean Revival, Italian Renaissance Revival.

Materials: Foundation: Limestone

Walls: Stucco

Roof: Terra Cotta Tile (Red-Barrel)

Other: Trim: Coral Rock

The Main House is an Italian Renaissance-style villa. Architectural elements executed in native coral rock and limestone include open loggias and arcades and an interior courtyard with a peripheral gallery. The roof is red barrel tile. Basic construction of the building is reinforced concrete.

The interior of the building comprises period rooms ranging in style from the Renaissance through the neo-classic. Entire ceilings, chimney pieces, mural paintings, carved paneling and doorways were removed from foreign palaces and combined in Vizcaya with fine antique furniture, rare rugs, and tapestries. One has the impression that the palace was occupied for a period of 400 years. The Main House is comprised of seventy rooms.

Vizcaya is an American realization of an Italian Renaissance palace and gardens. It is the creation of three architects. The designs for the buildings are the work of F. Burrall Hoffman, Jr. Paul Chalfin was artistic supervisor for every phase of the project. Diego Suarez planned the gardens. The talents of these men, combined and directed by James Deering, resulted in an architectural masterpiece. More than 1,000 people were employed to build the palace between 1914 and 1916. The gardens were completed several years later. The beauty of Vizcaya derives from the skillful use of local and imported building materials imaginatively assembled on a building site expressly created for them.

Vizcaya is not a copy of any palace that ever existed but takes its inspiration from several Italian sources of the 16<sup>th</sup> and 17<sup>th</sup> centuries. Among these are the Villa D'Este, Tivoli; The Villa Lante, Bagnaia; the Ca'Rezzonico, Bassano; and the Palazzo Farnese, Caprarola.

Several prominent artists worked at Vizcaya. A. Stirling Calder (1870-1945) designed the sculpture for the great stone barge. Charles Cary Rumsey (1879-1922) modeled the lead reptiles decorating the ancient roman fountain basin on the south terrace.

The fanciful ceiling of the swimming pool grotto was executed in colorful relief by Robert W. Chandler (1872-1935). The splendid, frescoed grotto pool on the north side is situated half in the shade beneath the house and half out-of-doors in the brilliant sunlight. Chanler was a notable painter and designer who fashioned the marine grotto of the swimming pool with its underwater effects.

The various terraces and areas into which the garden scheme is divided are distinguished by walls, balustrades, sculpture, decorative urns as well as foundations, pools and cascades. Trimmed hedges and trees repeat the balanced architectural features, while French influence is seen in the elaborate curvilinear parterres.