

**From:** [Ramos, Miriam](#)  
**To:** [Urquia, Billy](#)  
**Cc:** [Suarez, Cristina](#)  
**Subject:** FW: Regarding the Transfer of Development Rights  
**Date:** Thursday, July 21, 2022 3:19:37 PM  
**Attachments:** [CGM - Letter to City Commissioners.pdf](#)  
[image001.png](#)  
**Importance:** High

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Billy, please make the attached a part of the public record on this item.

Thanks,

*Miriam Soler Ramos, Esq., B.C.S.*

**City Attorney**

*Board Certified by the Florida Bar in City, County, and Local Government Law*

City of Coral Gables

405 Biltmore Way, 2<sup>nd</sup> Floor

Coral Gables, FL 33134

(305)460-5084 direct dial



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**From:** Jose Valdes-Fauli <josevf1@me.com>

**Sent:** Thursday, July 21, 2022 3:02 PM

**To:** Ramos, Miriam <mramos@coralgables.com>

**Cc:** Iglesias, Peter <piglesias@coralgables.com>; Adams, Warren <wadams@coralgables.com>

**Subject:** Fwd: Regarding the Transfer of Development Rights

**Importance:** High

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For your information and action

Thanks

Jose Valdes-Fauli  
536 Alhambra Circle  
Coral Gables, FL 33134  
305 588 1229

Begin forwarded message:

**From:** "Elvis Fuentes" <[Elvis@coralgablesmuseum.org](mailto:Elvis@coralgablesmuseum.org)>

**Subject:** Regarding the Transfer of Development Rights

**Date:** July 21, 2022 at 3:00:15 PM EDT

**To:** Vince Lago <[vlago@coralgables.com](mailto:vlago@coralgables.com)>, "Mena, Michael" <[mmena@coralgables.com](mailto:mmena@coralgables.com)>, "[randerson@coralgables.com](mailto:randerson@coralgables.com)" <[randerson@coralgables.com](mailto:randerson@coralgables.com)>, "[jfors@coralgables.com](mailto:jfors@coralgables.com)" <[jfors@coralgables.com](mailto:jfors@coralgables.com)>, "Menendez, Kirk" <[kmenendez@coralgables.com](mailto:kmenendez@coralgables.com)>, Peter Iglesias <[piglesias@coralgables.com](mailto:piglesias@coralgables.com)>, "Parjus, Alberto" <[aparjus@coralgables.com](mailto:aparjus@coralgables.com)>

**Cc:** Coral Gables Museum Directors <[directors@coralgablesmuseum.org](mailto:directors@coralgablesmuseum.org)>

Dear City Commissioners,

Please find attached a letter regarding the Transfer of Development Rights of 285 Aragon Avenue.

Respectfully,

Elvis

*Elvis Fuentes*

*Executive Director*

[Elvis@CoralGablesMuseum.org](mailto:Elvis@CoralGablesMuseum.org)

Coral Gables Museum  
285 Aragon Avenue  
Coral Gables, FL 33134  
305.603.8067 office  
786.961.9151 cell  
[coralgablesmuseum.org](http://coralgablesmuseum.org)



The Coral Gables Museum celebrates the 1920's planned community of Coral Gables and presents exhibits and programs that examine the built environment and examine the civic arts of architecture and urban design.

Support the Coral Gables Museum. Become a [MEMBER](#) today!

**From:** [Karelia Carbonell](#)  
**To:** [Lago, Vince](#); [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Mena, Michael](#); [Menendez, Kirk](#)  
**Cc:** [Urquia, Billy](#); [City Clerk](#); [Iglesias, Peter](#); [Ramos, Miriam](#)  
**Subject:** HPACG-- Commission Meeting Monday July 25-- TWO ITEMS/LETTERS SUBMITTED  
**Date:** Friday, July 22, 2022 10:50:38 AM  
**Attachments:** [HPACG Letter in Opposition of Item F 13 Ponce Park.pdf](#)  
[HPACG Letter in Opposition of Item G 7 TDRs.pdf](#)

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**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor et al,

Below are two items on the upcoming Monday July 25th Commission agenda that pertain to the preservation of historic resources..

**TIME CERTAIN 5PM  
ALLEN MORRIS PONCE PARK**

HPACG HAS BEEN OPPOSING THE MORRIS PROJECT SINCE INCEPTION WITH LETTERS TO THE HPB AND P&Z

A LETTER TO THE COMMISSION IS ATTACHED IN CONTINUED OPPOSITION OF THIS PROJECT.

***F-13: An Ordinance of the City Commission approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE). (Vacation of public alleyway). Lobbyist: Anthony De Yurre, Lauran Kahn, W. Allen Morris and Walter Allen Spencer Morris. Agenda Items F-12, F-13, F-16, F-17 and F-18 are related.***

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**TIME CERTAIN 10AM  
CORAL GABLES MUSEUM**

THE CORAL GABLES MUSEUM IS OPPOSING THE **PROPOSED RESOLUTION** WHICH ALLOWS THE SALE OF TDRS TO BE USED FOR OTHER PROJECTS OTHER THAN FOR THE BENEFIT OF THE ORIGINAL HISTORIC RESOURCE.

THE TDR MONIES SHOULD BE REINVESTED IN THE PRESERVATION OF THE RESPECTIVE HISTORIC RESOURCE NOT FOR OTHER ENTITIES.

HPACG SUPPORTS THE MUSEUM'S POSITION.  
[SEE HPACG LETTER ATTACHED.]

***G-7: A Resolution of the City Commission directing the City Manager and the City Attorney to negotiate the transfer of unused development rights, equal to approximately one hundred fifty thousand (150,000) square feet, from the Coral Gables Museum and other City-Owned sending sites and directing that the proceeds of the transfer be earmarked for the renovation of Phillips Park and other large parks. (Sponsored by Commissioner Menendez).*** Agenda Items F-14 and G-7 are related.

Best,  
Karelia  
PRESIDENT, HISTORIC PRESERVATION ASSOCIATION OF CORAL GABLES