

From: [Karelia Carbonell](#)
To: [Urquia, Billy](#); [City Clerk](#)
Cc: [Lago, Vince](#); [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Mena, Michael](#); [Menendez, Kirk](#)
Subject: From Karelia-- Letters on behalf of HPACG for City Commission Meeting August 24, 2022
Date: Monday, August 22, 2022 8:02:59 AM
Attachments: [HPACG City Commission Letter HB 423.pdf](#)
[HPACG City Commission Letter CGM and TDRs.pdf](#)

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Dear City Clerk,

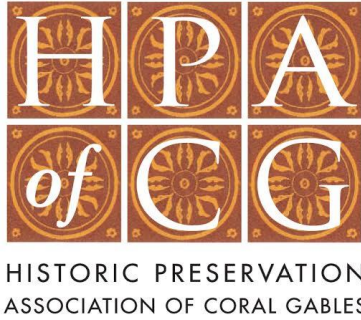
City Commission Meeting August 24, 2022

Below are two letters being submitted to the City Commission on behalf of HPACG.

- 1.G-15 HB 423
2. I-5 TDRs and Coral Gables Museum

ATTACHED are THE LETTERS

Best Regards,
Karelia



August 22, 2022

City Commission Meeting August 24, 2022

I-5: A Resolution of the City Commission authorizing the City Manager and City Attorney to negotiate purchase and sale agreements for the sale of transfer of development rights (“TDRs”) currently available from the Coral Gables Museum Property, located at 285 Aragon Avenue, and directing that all proceeds be placed in the City’s historic building fund. (Sponsored by Commissioner Menendez).

The Historic Preservation Association of Coral Gables asks that the proceeds obtained from the sale of the Coral Gables Museum’s unused development rights stay with the museum to be used on the continued maintenance and repairs of the historic building -- a city property.

The Current Zoning Code, Section 8-114 and Section 14-204, regarding the Transfer of Development Rights, requires the approval of maintenance/preservation plan of the property by the Historic Preservation Board before any transfer takes place. The Zoning Code was established to preserve historic buildings in perpetuity by guaranteeing that any future incomes from the sale of development rights stay with the resource. The creation of a new Historic Building Fund must abide by the current zoning code Section 8-114 and Section 14-204.

We request that a regular maintenance plan is developed and the proceeds from the sale of the unused development rights of the museum be earmarked for the implementation of said maintenance plan.

Respectfully submitted,

Karelia Martinez Carbonell, President Historic Preservation Association of Coral Gables

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