

City of Coral Gables City Commission Meeting
Agenda Item E-9
May 7, 2024
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Kirk Menendez

City Staff

City Attorney, Cristina Suárez

City Manager, Amos Rojas, Jr.

City Clerk, Billy Urquia

Asset Manager, Zeida Sardinas

Public Speaker(s)

Agenda Item E-9 [2:40 p.m.]

An Ordinance of the City Commission approving the purchase and sale agreement between the City of Coral Gables, a municipal corporation existing under the laws of Florida, and 4241 Aurora, LLC, a Florida Limited Liability Company, for the transfer of development rights, as defined in Article 16 and Sections 8-114 And 14-204 of the Zoning Code from the Coral Gables Museum property located at 285 Aragon Avenue, Coral Gables, Florida 33134, and directing that all proceeds from the transfer of the development rights be placed in the City's Historic Building Fund, and providing for a repealer provision, severability clause, and providing for an effective date. (Sponsored by Commissioner Menendez) (Co-sponsored by Vice Mayor Anderson) Lobbyist: Jorge Navarro

Mayor Lago: Before we go to lunch, I'm going to take one more item E-9.

City Attorney Suarez: E-9 is an Ordinance of the City Commission approving the purchase and sale agreement between the City of Coral Gables, a municipal corporation existing under the laws

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of Florida, and 4241 Aurora, LLC, a Florida Limited Liability Company, for the transfer of development rights, as defined in Article 16 and Sections 8-114 And 14-204 of the Zoning Code from the Coral Gables Museum property located at 285 Aragon Avenue, Coral Gables, Florida 33134, and directing that all proceeds from the transfer of the development rights be placed in the City's Historic Building Fund, and providing for a repealer provision, severability clause, and providing for an effective date. This is a public hearing item. The Asset Manager will present.

Mayor Lago: Zeida, good afternoon.

Asset Manager Sardinas: Good afternoon, Mayor, Commissioners, Zeida Sardinas, Asset Manager. On August 17, the Historic Preservation Board approved the issuance of certificates of transfer development rights for the 285 Aragon Avenue, Coral Gables Museum property in the amount of 71,136 square feet, as well as the maintenance plan for the property. On August 24th, the City Commission found that it would be in the best interest of the city to make the property's TDRs available for sale so that proceeds from the sale for the TDRs could be used to fund the continued restoration and maintenance of city-owned historic buildings. At that time, the Commission also authorized the City Manager and the City Attorney to negotiate purchase and sale agreements for the sale of TDRs and directed that the proceeds from those sales should be placed in the city's historic building fund. On October 24, 2023, per resolution 2023-314, the City Commission approved an application requesting receipt of transfer of development rights for receipt and use for the mixed project referred to as 4241 Aurora, on property legally described as Lots 12 through 22 Block 6, Coral Gables Industrial Section, 4241 Aurora, Coral Gables, Florida. Recently, 4241 Aurora LLC expressed an interest to the city in purchasing 25,812 square feet of the city's available TDR. The proposed terms negotiated and stated in the purchase and sale agreement are, a purchase price of \$40 per square foot for the TDRs or \$1,032,480; a ten percent deposit of \$103,248; closing no later than the date of issuance of the building permit for the project or one year following the date of City Commission adoption of the ordinance approving this agreement, whichever is earlier. As the City Attorney stated, the item approval requires four-fifths vote because the sale exceeds one million dollars. Staff recommends approval and please let us know if you have any questions.

Mayor Lago: Mr. Clerk, are there any comments?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: You have any comments from the Commission.

Commissioner Menendez: I want to just state that this program was created by Ellen Ugacconi, our first Historic Preservation Officer many years ago, for the right reasons, historic preservation. And the fact that these TDRs are coming from the Coral Gables Museum, I want to put on the

record, we are all in agreement that the Museum definitely needs a lot of work, repairs that's needed. So, I want to give credit where credit is due. The Museum and its board have done a great job, but I'd like at some point to make sure that they are taken care of down the road, because they definitely need it.

Vice Mayor Anderson: So, I'm going to add to the record that I was, and of course Sunshine is a problem because it prevents us from speaking other than right here and pushing as well for these TDRs to make sure that the money goes back into the Museum, because it does need significant repairs and use for it to be able to function as a Museum which it is. So, we're talking about the ceiling and the walls, the sealing of the windows, all those features need to be taken care of on a pristine basis because of the humidity levels we have in southern Florida. I'm happy that we're finally reaching the finish line. It was a long time coming and let's make sure the work gets done.

Mayor Lago: Can I have a motion.

Commissioner Fernandez: I agree. We need to prioritize that these funds do go to the Museum. There's a lot of work there that needs to be done sooner rather than later. I visited the archives and there has been water intrusion in that area, and we are at risk of losing some of our historic documents and some of the historic things that we have in that venue. So, the sooner we get these funds working for the city the better.

Asset Manager Sardinas: Yes. The funds right now, the ones that were sold before and these are going into a General Fund and so when this goes through Second Reading, which is going to be next Commission meeting on the 21st, the Finance Director will bring back an item, after working with the Manager, to delineate how those funds of the ones before and these will be allocated.

Commissioner Menendez: I'll move it.

Vice Mayor Anderson: Second.

Commissioner Menendez: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Mayor Lago: Yes

(Vote: 5-0)

Asset Manager Sardinas: Thank you.

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