

From: [Karelia Carbonell](#)
To: [Lago, Vince](#); [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Mena, Michael](#); [Menendez, Kirk](#)
Cc: [Iglesias, Peter](#); [Adams, Warren](#); [City Clerk](#); [Urquia, Billy](#)
Subject: From Karelia-- Apologies for Loss of Connection
Date: Wednesday, August 24, 2022 7:17:37 PM

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

Dear All,

Sorry for the unexpected loss of connection during **Item #G-15**.

I tried to get back on but was not successful.

Again, I fully support G-15. Below is my published letter on HB423 from July 10th. *[I understand Commissioner Anderson asked for my letter to be added to the record. THANK YOU!]*

https://eedition.miamiherald.com/html5/reader/get_clipping.aspx?edid=e6669e76-790c-4f87-9d4a-593dba565dec&pnum=8&time=20220715133512332

Additionally, although my hand was raised but not acknowledged during **Item #I-5**, my comment under this item would have been thus: That the newly established "Historic Preservation Fund" not replace nor subsidize the city's general preservation budget.

As for the discussion regarding the Gondola Building...ideally it should be preserved *in situ*.

However, any moving of an historic resource must meet the national preservation guidelines/requirements.

Adaptive reuse is an important option, but one that must be wisely debated.

Finally, I heard several times the mention of the Garden Club as a possible beneficiary of a restored Gondola Building in whatever future form it takes. With all due respect, may I remind you that the Club is already a beneficiary of a city owned property on the Biltmore grounds.

Please consider another important nonprofit entity such as the Historic Preservation Association of Coral Gables as a **beneficiary** when discussing this particular building. HPACG needs a home.

HPACG's mission fully supports the city's historic fabric. For more than three decades and counting, the organization's record is one of a faithful partner and avid advocate of the preservation, restoration, and maintenance of all the city's historic resources.

Thank you for your noble service.

KARELIA

President, Historic Preservation Association of Coral Gables

From: [Karelia Carbonell](#)
To: [City Clerk](#); [Urquia, Billy](#)
Cc: [Lago, Vince](#); [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Mena, Michael](#); [Menendez, Kirk](#); [Iglesias, Peter](#); [Ramos, Miriam](#); [Adams, Warren](#)
Subject: FROM MIAMI DESIGN PRESERVATION LEAGUE-- Letter of Support for Mayor Lago and Resolution G-15
Date: Tuesday, August 23, 2022 3:13:22 PM
Attachments: [MDPL-Letter-Coral-Gables-G-1520220823.pdf](#)

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Dear City Clerk,
Attached please find another letter in support of G-15.
Please add to the official record.
Thank you.
Karelia

----- Forwarded message -----

From: **Matthew Gultanoff** <matthew@mdpl.org>
Date: Tue, Aug 23, 2022 at 2:22 PM
Subject: Re: From Karelia-- Letter of Support for Mayor Lago and Resolution G-15
To: Karelia Carbonell <karelia.m.carbonell@gmail.com>, Daniel Ciraldo <daniel@mdpl.org>

Hi Karelia,
Attached is the letter from the Miami Design Preservation League in support of item G-15.
Please submit to the City Clerk for Coral Gables to be included in the record.

Thanks,
Matthew

A 1001 Ocean Drive, Miami Beach, FL, 33139
P W: 305-672-2014 **E** daniel@mdpl.org **W** mdpl.org



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[- Video: Barbara's Crusade -](#)
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1001 Ocean Drive, Miami Beach, FL 33139
Miami Beach, FL 33119-0180
Phone 305-672-2014 www.mdpl.org

August 23rd, 2022

Dear Mayor Lago and City Commissioners,

On behalf of the Miami Design Preservation League I write to you in support of item G-15 and urge the City of Coral Gables to undertake all necessary efforts to address or repeal the provisions of HB 423 that negatively impact the preservation of historical homes across Florida.

We, together with our colleagues in Coral Gables and Palm Beach, were extremely disappointed to learn that HB 423 effectively preempts local governments' review of demolition and new construction for single-family homes located in special flood zones.

We strongly believe that individual municipalities should determine their zoning code, including those related to the complex issue of climate change resiliency. Historic preservation allows for waivers from the flood zone requirements, helping to ensure that our housing stock is preserved while allowing properties to be adapted and improved.

Since the news broke of this major statute change, a prominent developer has pledged to purchase and demolish 30 to 40 historical single-family homes, leaving them as vacant lots to be re-purchased by speculators. The impacts to our tax base and quality of life from such commercial intrusion into our single-family neighborhoods will be far-reaching if left unaddressed. These impacts were not thoroughly anticipated or discussed during the legislative process.

Suffice to say, this bill effectively means that single-family homes in some of the most desirable and valuable neighborhoods in the state will now have less zoning oversight than planned subdivision communities throughout Florida. Our neighborhoods and communities deserve better, and we hope to support the efforts to address this oversight and return the power back to the communities closest to these local issues.

We are delighted to see that Mayor Lago and the City of Coral Gables understand the value of historic preservation to our community and that they are willing to join in efforts to address this during the next state legislative session.

A handwritten signature in blue ink that reads "Daniel Ciraldo".

Daniel Ciraldo
Executive Director
Miami Design Preservation League

From: [Karelia Carbonell](#)
To: [City Clerk](#); [Urquia, Billy](#)
Cc: [Lago, Vince](#); [Anderson, Rhonda](#); [Jorge L. Fors, Jr.](#); [Mena, Michael](#); [Menendez, Kirk](#); [Iglesias, Peter](#); [Ramos, Miriam](#)
Subject: FROM RICK GONZALEZ, FLORIDA TRUST EMERITUS-- Letter of Support for Mayor Lago and Resolution G-15
Date: Monday, August 22, 2022 10:13:40 AM
Attachments: [letter of recommendation resolution g-15.pdf](#)

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Dear City Clerk,
Attached please attached letter in support of G-15

----- Forwarded message -----

From: Evelyn <Evelyn@regarchitects.com>
Date: Mon, Aug 22, 2022 at 10:01 AM
Subject: RE: From Karelia-- Letter of Support for Mayor Lago and Resolution G-15
To: Karelia Carbonell <karelia.m.carbonell@gmail.com>
Cc: Jenny Wolfe <jennymwolfe@gmail.com>, Rick Gonzalez <Rick@regarchitects.com>

Good morning,

Please find attached hereto a letter of recommendation from Rick.

Best regards,

REG
ARCHITECTS
since 1988

Evelyn Park
Executive Assistant
(561) 659-2383 ext. 110
Evelyn@regarchitects.com
www.regarchitects.com



120 South Olive Avenue, Suite 210, West Palm Beach, FL 33401

From: Karelia Carbonell <karelia.m.carbonell@gmail.com>
Sent: Monday, August 22, 2022 9:44 AM
To: Rick Gonzalez <Rick@regarchitects.com>
Cc: Evelyn <Evelyn@regarchitects.com>; Jenny Wolfe <jennymwolfe@gmail.com>
Subject: Re: From Karelia-- Letter of Support for Mayor Lago and Resolution G-15

Thank you!

On Mon, Aug 22, 2022, 9:24 AM Rick Gonzalez <Rick@regarchitects.com> wrote:

Yes we will.



From: Karelia Carbonell <karelia.m.carbonell@gmail.com>
Sent: Monday, August 22, 2022 8:00 AM
To: Rick Gonzalez <Rick@regarchitects.com>
Subject: From Karelia-- Letter of Support for Mayor Lago and Resolution G-15

Dear Rick,

I hope you are well.

Coral Gables Mayor Vince Lago is sponsoring a Resolution urging the Florida Legislature to rescind HB 423 at its next legislative session.

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Would you be able to send a letter in support of the Mayor's item G-15 to be presented at the Commission meeting on August 24th. **Attached is the HPACG letter as a sample.**

It does not have to be long just a sentence or two stating support. **Please send letter to me and I will forward to City Clerk.**

As you know, I have been a staunch critic of House Bill 423 since inception. See below for my Letter to Editor published in the Miami Herald.

http://eedition.miamiherald.com/html5/reader/get_clipping.aspx?edid=e6669e76-790c-4f87-9d4a-593dba565dec&pnum=8&time=20220715133512332

G-15: A Resolution of the City Commission opposing amendments to Florida Statute 553.79 that preempt the City's demolition permit process as applied to historic properties and urging the Florida Legislature to rescind said amendments. (Sponsored by Mayor Lago).

"During the 2022 legislative session, the Florida Legislature adopted House Bill 423 ("HB 423"), altering the Florida Building Code. One such amendment, prohibits a municipality from prohibiting or restricting a private property owner from demolishing a single-family residential home located in a coastal high-hazard area, moderate flood zone, or special flood hazard area, if the lowest finished floor elevation of the structure is at or below base flood elevation, or a higher base flood elevation as may be required by local ordinance, whichever is higher. With some exceptions, the new legislation also limits the City's ability to apply local land development regulations to such properties. The bill exempts nationally designated historic landmarks, residential structures designated on or before January 1, 2022, and residential structures designated after January 1, 2022, with the owner's consent. The City of Coral Gables recognizes the enactment of this legislation

could lead to the irreversible demolition of historic properties. Coral Gables has a longstanding history of being protecting historical properties, which foster city pride and legacy. In fact, the Historical Resources and Cultural Arts Department must approve demolition permits before issuance. The City of Coral Gables has a long-standing legacy of recognizing and protecting its historic and cultural sites. In fact, there are currently over 1,200 historic landmark properties in the City and there may be a significant number of undesignated properties now threatened by state law. The City Commission condemns state action that infringes on the City's home rule powers and overrides its ability to regulate the protection of historic structures through its zoning authority. **By passage of this resolution, the City Commission urges the Legislature to rescind the amendment to section 553.79, Florida Statutes during the next legislative session."**

City Commission Meeting August 24, 2022

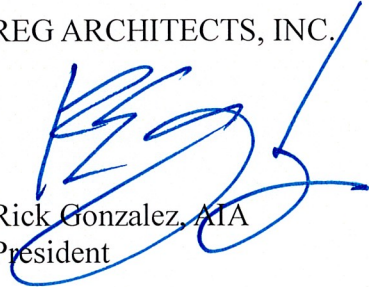
G-15: A Resolution of the City Commission opposing amendments to Florida Statute 553.79 that preempt the City's demolition permit process as applied to historic properties and urging the Florida Legislature to rescind said amendments. (Sponsored by Mayor Lago).

On behalf of REG Architects, Inc. we support Mayor Lago's sponsorship of Resolution G-15 and urge the Florida Legislature to rescind HB 423 during the next legislative session.

"During the 2022 legislative session, the Florida Legislature adopted House Bill 423 ("HB 423"), altering the Florida Building Code. One such amendment, prohibits a municipality from prohibiting or restricting a private property owner from demolishing a single-family residential home located in a coastal high-hazard area, moderate flood zone, or special flood hazard area, if the lowest finished floor elevation of the structure is at or below base flood elevation, or a higher base flood elevation as may be required by local ordinance, whichever is higher. With some exceptions, the new legislation also limits the City's ability to apply local land development regulations to such properties. The bill exempts nationally designated historic landmarks, residential structures designated on or before January 1, 2022, and residential structures designated after January 1, 2022, with the owner's consent. The City of Coral Gables recognizes the enactment of this legislation could lead to the irreversible demolition of historic properties. Coral Gables has a longstanding history of being protecting historical properties, which foster city pride and legacy. In fact, the Historical Resources and Cultural Arts Department must approve demolition permits before issuance. The City of Coral Gables has a long-standing legacy of recognizing and protecting its historic and cultural sites. In fact, there are currently over 1,200 historic landmark properties in the City and there may be a significant number of undesignated properties now threatened by state law. The City Commission condemns state action that infringes on the City's home rule powers and overrides its ability to regulate the protection of historic structures through its zoning authority. By passage of this resolution, the City Commission urges the Legislature to rescind the amendment section 553.79, Florida Statutes during the next legislative session."

Respectfully submitted,

REG ARCHITECTS, INC.



Rick Gonzalez, AIA
President

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



HISTORIC PRESERVATION
ASSOCIATION OF CORAL GABLES

City Commission Meeting August 24, 2022

G-15: A Resolution of the City Commission opposing amendments to Florida Statute 553.79 that preempt the City's demolition permit process as applied to historic properties and urging the Florida Legislature to rescind said amendments. (Sponsored by Mayor Lago).

On behalf of the Historic Preservation Association of Coral Gables, we support Mayor Lago's sponsorship of Resolution G-15 and urge the Florida Legislature to rescind HB 423 during the next legislative session.

"During the 2022 legislative session, the Florida Legislature adopted House Bill 423 ("HB 423"), altering the Florida Building Code. One such amendment, prohibits a municipality from prohibiting or restricting a private property owner from demolishing a single-family residential home located in a coastal high-hazard area, moderate flood zone, or special flood hazard area, if the lowest finished floor elevation of the structure is at or below base flood elevation, or a higher base flood elevation as may be required by local ordinance, whichever is higher. With some exceptions, the new legislation also limits the City's ability to apply local land development regulations to such properties. The bill exempts nationally designated historic landmarks, residential structures designated on or before January 1, 2022, and residential structures designated after January 1, 2022, with the owner's consent. The City of Coral Gables recognizes the enactment of this legislation could lead to the irreversible demolition of historic properties. Coral Gables has a longstanding history of being protecting historical properties, which foster city pride and legacy. In fact, the Historical Resources and Cultural Arts Department must approve demolition permits before issuance. The City of Coral Gables has a long-standing legacy of recognizing and protecting its historic and cultural sites. In fact, there are currently over 1,200 historic landmark properties in the City and there may be a significant number of undesignated properties now threatened by state law. The City Commission condemns state action that infringes on the City's home rule powers and overrides its ability to regulate the protection of historic structures through its zoning authority. By passage of this resolution, the City Commission urges the Legislature to rescind the amendment to section 553.79, Florida Statutes during the next legislative session."

Respectfully submitted,

Karelia Martinez Carbonell, President Historic Preservation Association of Coral Gables

Historic Preservation Association of Coral Gables
Post Office Box 347944, Coral Gables, Florida 33234
info@historiccorgables.org
www.historiccorgables.org