

**Miami-Dade County Historic Preservation Board  
Minutes of the December 18, 2014 Meeting**

**Stephen P. Clark Center  
CITT 10<sup>th</sup> Floor Rear Conference Room  
111 NW 1<sup>st</sup> Street  
Miami, FL 33128**

**I. ROLL CALL**

The meeting was called to order by Chair Mitch Novick at 2:05 pm.

**Board Members**

Gary Appel	Present
Ruth Campbell	Present
Adriana Cantillo	Present
Rick Cohen	Absent for roll call
Paul George	Present
Robert McKinney	Absent for roll call
Mitch S. Novick, Chair	Present
JoEllen Phillips	Present
Enid C. Pinkney	Present
Edmundo Perez	Absent
Ronda Vangates	Absent

**Staff Members Present**

Kathleen Kauffman  
Sarah Cody  
Jeff Ransom  
Helen Rodriguez  
  
Eddie Kirtley & Dennis Kerbel  
Assistant County Attorneys

**II. APPROVAL OF MINUTES**

**Enid Pinkney** moved for approval of the November 19, 2014 minutes. **Adriana Cantillo** seconded the motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Absent for vote, arrived at 2:10 pm
Paul George	Yes
Robert McKinney	Absent for vote, arrived at 2:20 pm
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Edmundo Perez	Absent
Ronda Vangates	Absent

### III. SWEARING IN OF THE PUBLIC

**Lorena Ramos, Certified Court Reporter:** Swore in members of the public who would be testifying before the Board.

### IV. REQUEST FOR DEFERRALS & PUBLIC COMMENT

**Public Hearing started at 2:15 pm**

**Linda Miller, Town Attorney for the Town of Surfside:** Submitted into record as Exhibit A the Resolution No. 14-2270, urging Miami-Dade County Historic Preservation Board to grant a 6-month deferral for designation of any and all properties in the Town of Surfside as historic structures or districts, to allow the Town time to prepare criteria to help guide future development into the desired development pattern and to analyze and to study the impact to the Town.

**Jeffery Bass, Esq.:** Appeared on behalf of 9340 Collins Avenue and would like to be heard today because the Property Owner has worked very hard with Staff to get to a point where they are ready to hold the public hearing. He requested that the deferral requested by the Town not be granted.

**Steven Norris, 9149 Collins Avenue:** Spoke against the deferral request from the Town of Surfside. He feels that Seaway Villas is not impacting the Town's studies and corridors.

**Anamarie Kelly Stoppa, Bal Harbor:** She represents one of the owners at the Seaway Villas and spoke in favor of the deferral requested by the Town of Surfside. She further noted that Seaway Villas have a demolition permit issued by the municipality. She believes that the imposed moratorium is excessive because with the demolition permit, nothing is retroactive. She also presented a structural engineer's report and submitted it to staff to enter into the record as Exhibit C from Structures International, Inc.

**Chairman Novick:** Last month Surfside asked for a 6-month deferral, which this Board unanimously rejected. Deferred to his colleagues and asked if any Board member has changed their position.

**Robert McKinney** made the motion to close the Request for Deferrals and to deny the blanket 6-month deferral request from the Town of Surfside. **Adriana Cantillo** seconded the motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes

Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Edmundo Perez	Absent
Ronda Vangates	Absent

### **C. PUBLIC HEARING ITEMS:**

**PH1. Historic Site Designation  
Seaway Villas  
9149 Collins Avenue  
Surfside, FL 33154**

**Gary Appel:** Recused himself from the public hearing as one of the condominium owners is his client on an unrelated matter.

**Chief Kauffman:** Presented the Staff Report, which states that Seaway Villas meets the criteria for designation under Criteria A and C. Staff's evaluation of the property is that the Seaway Villas does meet those criteria for designation based on its historic context and architectural qualities.

**Sarah Cody, Staff:** Presented the history and significance of Seaway Villas. Staff's evaluation is that the Seaway Villas retains its historic integrity and meets the objective criteria for designation.

### **PUBLIC COMMENT:**

**George Karam, 9149 Collins Avenue #101:** Mr. Karam spoke against the designation of the Seaway Villas, indicated that due to changes in the exterior balconies, he feels the building is not historic. The building has been exposed for 65 years and feels it is time to tear it down. Mr. Karam read into the record the engineer's report from Structures International, Inc., which he submitted to staff as Exhibit B.

**Anamarie Kelly Stoppa, Bal Harbor:** She thinks that the hardship issue is one that cannot be ignored by this Board. There are dangerous situations, you have a report from a structural engineer, and enters into record as Exhibit C. She spoke against the designation of Seaway Villas and in favor of the demolition of the building.

**Steven Norris, 9149 Collins Avenue:** Spoke in favor of the designation of the Seaway Villas. He indicates that the building has been standing for nearly 80 years and just recently passed the required 40-year re-certification.

**Tina Paul, 9225 Collins Avenue:** Submitted into record as Exhibit D a petition to protect the architectural heritage of Surfside, Florida from overdevelopment, which is signed by 122

people from all over the world. Also spoke in favor of the designation of the Seaway Villas and other properties in Surfside.

**Katerina Rabago, 9008 Collins Avenue:** Spoke against the designation of the Seaway Villas due to mold in the building and that it is not livable.

**Daniel Ciraldo, 1051 Michigan Avenue:** He reviewed the criteria and believes that the Seaway Villas should be designated. In the end, the criteria are what you are required to follow and encouraged the Board to proceed on this designation.

**Victor Maya, 1155 103<sup>rd</sup> Street, Bay Harbor:** He has reviewed the designation materials and looked at the presentation and was extremely impressed with the amount of work and detail in the reports and the consideration given to all points of view. Stated that his personal point of view is that it is a beautiful building and it needs to be preserved and maintained. Concrete disrepair, termites, and mold are issues that are in almost every single building in the area, regardless of when they were built and it is a question of maintenance. If you look at this property in terms of its merits and presence, it is very beautiful and should be preserved.

**Debra Cimadevilla, 9108 Collins Avenue:** Spoke to support the designation of the building, not only this building but other buildings between 90<sup>th</sup> and 91<sup>st</sup> which have moratoriums. She is highly disturbed because she has lived here for over 15 years and loves the character of the old buildings and that is why she moved to Surfside. She loves the fact that Surfside doesn't look like Sunny Isles Beach or any other highly developed beachfront town and she represents a very big group of residents.

She stated that the Surfside residents don't hate that developers are coming to town, but wishes that they would respect the character of Surfside and work with what is already there. She is a landlord of other buildings from Miami, Florida from the 1920s and on, she's done 40 year re-certifications. She further stated that anyone who lives there that thinks it's a dump, she would like to buy the unit. Please preserve and designate the Seaway Villas because we need Surfside to stay as Surfside. She has children and when they get bigger she wants them to know the beautiful Surfside that she loves and she represents a lot of residents that feel the same way that she does.

**Staci Lurie, 9271 West Bay Harbor Drive:** She appreciates everything that the Board is doing with historic preservation of the buildings and also hopes that the Board will look into the Bay Harbor area. She was born and raised in the area and knows Seaway Villas and has always wanted to have a unit in the building. She states that a lot of people would love to live in this building that is being called a dump. But above all, if the building is qualified to be historic, then we should preserve it. She also mentioned what Mr. Maya mentioned, all buildings have problems like termites and concrete falling and structural issues, as does hers in Bay Harbor, and thinks that it's a matter of maintenance and assessments and when you buy a condominium you can't assume that in 40 years you are never going to have any kind

of issues that are going to require repairs. Even if you own a home, you are going to have repairs. If it's possible to save such a beautiful building at a beautiful location and allow the rest of the world to be able to enjoy what we have to offer here on Miami Beach that would be a wonderful thing.

With no more members of the public wishing to speak, **Paul George** made the motion to close public portion. **Rick Cohen** seconded the motion. Motion was approved by group vote.

Gary Appel	Recused
Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Absent for vote
Edmundo Perez	Absent
Ronda Vangates	Absent

**Paul George:** There is a great need to preserve a lot of things in Surfside. He is upset by what has been happening in Sunny Isles Beach, and along the waterfront throughout the County in general. We have a city that the whole world wants to develop now and it all seems to be vertical and there is very little left. He believes Seaway Villas deserves to be preserved and designated.

**Paul George** moves for designation. **Rick Cohen** seconded the motion. Motion was approved by group vote.

Gary Appel	Recused
Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Absent for vote
Edmundo Perez	Absent
Ronda Vangates	Absent

**PH2. Historic Site Designation  
Bougainvillea Apartments**

**9340 Collins Avenue  
Surfside, FL 33154**

**Chief Kauffman:** Presented the Staff Report, which states that this property meets Criteria A and C. She informed the Board that over the past several months, this particular item has been under a deferral. During that time, Staff has met numerous times with the Property Owner's counsel, the Property Owner, and officials from the Town of Surfside to try and come up with a solution that will be amenable to everybody.

**Sarah Cody, Staff:** Presented the history and significance of Bougainvillea Apartments. Staff's evaluation is that Bougainvillea Apartments meets the objective criteria for designation. Staff performed several evaluations, not just on the architectural significance and historic context of the building, but also on the Town's future development plans. This block is a critical element in the future economic growth for the Town of Surfside. As it is not the goal of historic preservation to inhibit development, but rather to encourage sensitive development, Staff recommends designation of the easternmost portion of Bougainvillea Apartments. This will allow the historically designated portion of the building to be integrated into a valuable new development and will function as a prominent interpretive feature. Together with several mitigation actions the Property Owner has agreed to undertake, this will create a better understanding of the developmental history and architectural heritage of the Town of Surfside.

**Jeffrey Bass, Esq., 46 SW 1<sup>st</sup> Street:** He thanked the Board for allowing them the opportunity to appear before the Board. He also thanked the Historic Preservation Staff for tirelessly and courageously working with us. While there was a lot of heat being thrown around on issues relating to historic preservation, we engaged fully with your Staff, we met repeatedly both here and at the property and we came up with what we believe to be a win-win-win proposition. He commented briefly on the fact there is a height limit on this side on Collins that does not apply to the easterly side on the waterfront as it relates to the scale and character of the development on the west side of Collins and very different regulations apply there. This is a vitally important property location for my client as there are several parcels under contract, which gives us the ability to close on these properties and work with the Town and County to come up with a design scheme that we think would be very exciting.

He would like to reserve a few minutes for rebuttal based on the comments from the public, if necessary. He states for the record while we disagree with many of the points raised by Staff in their report, we are here in full agreement with their recommendation and conditions for mitigation that are before you today.

**Daniel Ciraldo, 1051 Michigan Avenue:** Thanked staff for an excellent report, but was surprised about proposed designation boundary. It seems like basically they are going to save a wall and relocate it somewhere and built a parking lot, which doesn't sound too much like historic preservation for him personally. Indicates that maybe with further study there is a better way to accomplish this, because right now it seems a pretty limited portion is being saved, which may not have the intended benefit of what is under your purview.

**Tina Paul, 9225 Collins Avenue:** Comments on this building because she really appreciates the Staff's work and really appreciates the presentation because she thinks it really shows the value of the building and thinks it should be preserved just like Daniel Ciraldo mentioned. She feels it is a shame to lose the staircases on the side of the building. She walks by there every day and there is plenty of open space on the entire block. The whole entire block is low level buildings.

She further stated that the Town has not really spoken to the residents about the plans of expanding a business district there, so as a resident, we have an issue with our council not properly representing us in terms of the residents' needs and keeping the charm of the neighborhood alive. Within these little buildings, the entire block, with the right architect, could be like a mini South Beach as opposed to a brand new building that matches what is across the street. It would retain the charm of the neighborhood by doing very little to that block. She feels there is enough parking there already.

**Chairman Novick:** Requested clarification on the proposed designation boundary. On Collins Avenue, there is a rounded corner and then the South elevation goes back about 20 feet or so and then there is another rounded corner on the stairway?

**Sarah Cody, Staff:** No, the only rounded corners are the two that face Collins Avenue. Every other corner on the building is a standard 90 degrees.

**Linda Miller, Attorney for Town of Surfside:** Addresses Ms. Paul's comments. The Town has identified corridor studies and there are a lot of reports and analysis going on and therefore she thinks that in her mind, Ms. Cody accurately represented what is going on with the Town. She feels monthly commission meetings that take place show ongoing updates as to what is happening in Surfside. She also feels that she needs to clarify into the record that the Town Commission has informed the residents and it is still an ongoing process with studies and this is why we asked for the deferral, but it was denied.

**Victor Maya, 1155 103<sup>rd</sup> Street:** He thanked the Staff for an excellent report. It is a beautiful building and he was concerned with the mitigation items. When he sees terms like "shall use best efforts to," how is anybody going to define best efforts? They are going to put together a little pamphlet to give to tourists. These truly are not mitigation items and I think there seems to be a whole lot of negotiations back and forth behind closed doors to get to this point, but I don't think that you should accept it. I think that this building as a whole is beautiful and it needs to be preserved.

**Jeffrey Bass, Esq.:** His presentation today was really based on the premise that the designation boundary as proposed would be the focus of the Board's comments. If the Board is not satisfied with that, then we would come back with a different presentation to make if the desire was to move forward beyond the desired portion. He would like to say that it is a fact that there is nothing worth preserving on the north elevation. There is nothing worth preserving on the west elevation. In the south elevation, it is not accessible to the public experience as one moves along

Collins Avenue. Those were the study judgments that went into each of the proposals that went before you which we support, but we would have had much more to say if conversation would go beyond that.

**Chairman Novick:** Addresses Mr. Bass with some questions. What you are requesting from us today is an approval on this plan? Are we going to get drawings?

**Jeffrey Bass, Esq.:** No we are not seeking an approval from you. What is before you is a designation report which is the culmination of a designation process involuntarily started by County Staff on my client's property. So when we first received word of this, we were going to stand before you and say do not designate, we oppose it, it does not satisfy the standards for designation. But the message we were here to deliver today is, as revised by your Staff with their proposal, we agree to designate this portion subject to the conditions.

**Chairman Novick:** This portion of the building being designated is not inclusive of the stairway?

**Jeffrey Bass, Esq.:** We have a boundary survey which I believe is in the report and is represented with the outline in red, but is broadly stated as the eastern, Collins Avenue frontage with a wraparound to the eastern façade and no, it is not inclusive of the stairway. I believe that when you experience that building on Collins Avenue, you don't experience the stairway; it's really the façade on the easterly elevation. Also, we did have a hearty conversation with your Staff about extending the designation boundary on the south elevation westerly to cover the entire curvature of the south elevation and to the eyebrows on the south elevation, and we did that so the massing of the building as an architectural idea traveling north on Collins Avenue was preserved in a meaningful way.

**Chairman Novick:** Your client's intent is to relocate this building? I have a problem with that. Can he work with what you just proposed, containing the eyebrow on the south elevation, but keeping that portion of the structure in its place?

**Jeffrey Bass, Esq.:** Let me answer the question as best as I can. It is not to say that they are categorically committed to moving the building, so let me make that clear, but they are categorically committed to come up with the best design for that block possible. On the initial design studies, that location was identified as a vitally important egress point, since this lot is uniquely one of the lots that connects from Collins to Harding Avenue.

The **Board, Staff, and Jeffrey Bass** engaged in a discussion to identify which parcels the Property Owner current owns and/or has under contract.

**Chairman Novick:** Again in my eyes, relocating the building would be problematic, especially as it is now the bookend to your client's assemblage.

**Jeffrey Bass, Esq.:** Requested a brief recess to speak with his client and co-counsel on the relocation issue.

**Jeffrey Bass, Esq.:** Thank you so much for the opportunity to discuss the change with my client and co-counsel. If it is vitally important that the preserved portion be kept there, then we can reluctantly accept the modification to the proposed mitigation, while still reserving our right to come back before you in the future. Like any applicant, you have the opportunity to come back and ask for a Special Certificate of Appropriateness for renovation plans, building plans, etc. We are all being very honest, if it becomes impossible for us with our ownership in development plans, we will come back before you and have a much more defined presentation of what the plan would be at that time.

**Chairman Novick:** Requested clarification on what the Property Owner is seeking today.

**Jeffrey Bass, Esq.:** I would expect that the designation proposal in your staff's report would be accepted as proposed. That said, there are some members of the Board that have an issue with an element of the mitigation that will allow us to relocate the building. What I am saying to you, Mr. Chair, is that after some painful communications and some unanticipated development, we are going to accept a modification to that condition on relocation, if it is the will of the Board.

**Chairman Novick:** Is Staff comfortable with that in adjusting their recommendation accordingly?

**Chief Kauffman:** Yes, we would have to amend the actual recommendation and an approval would necessitate us revising the report and we would send you a new one, but you could approve the designation with those modifications as adjusted.

**Paul George:** Requested clarification from Jeffrey Bass on how the preserved portion would be used in the future.

**Jeffrey Bass, Esq.:** Professor, for the very same reason that we came here placing an ultimate premium on flexibility as we work out the development program, I can't answer that question. I suggest to you that, given the Staff's condition of some exhibit space, it might make sense that the exhibit of "Surfside Then and Now" might be put there, but we can't make any conditions at this point.

**Paul George:** Another question would be what are the plans for the other parcels that your client is currently trying to purchase?

**Jeffrey Bass, Esq.:** We don't yet own them, we only have contracts on them, and so a lot of conversations need to take place with my client before we can answer these questions. Some of those conversations will include a referendum potentially based on the regulations that are in place in Surfside, but we are in the very preliminary stages of those exercises.

**Paul George:** Are there zoning restrictions, limitations, for height on those particular parcels?

**Jeffrey Bass, Esq.:** Yes, I believe that there is an overall 4-story height limit in this precinct of the Town on the west side of Collins Avenue.

**Chief Kauffman:** Clarified that where the building stands, on the west side of Collins Avenue, there is a 4-story height limit. On the rear side of the block, fronting on the residential area on Harding Avenue, there is a 3-story height limit.

**Paul George:** I have read about these kinds of agreements and settlements, but I understand the amount of development pressures, not so much from this parcel because it isn't zoned for a skyscraper, but given what is happening all over greater Miami, I guess these kinds of things would eventually come across your desk.

**Chairman Novick:** And this ultimately would be a classic case of facadism, which has its place. I think of the valet garage on 6<sup>th</sup>, 7<sup>th</sup> and Collins where the first five or ten feet of the historic buildings were retained and a parking garage clad in foliage was put behind it, which worked out very well.

**Chief Kauffman:** Let me give you a little more background on how we got to this point. It is very unusual, and again it would be entirely a different Staff recommendation if this was already a designated property, but it is not. This property was one of the only ones on that particular block that we could find the architect or find some original plans and so we determined that this property could withstand an individual designation, even though this block has many buildings from the mid-century era, we did not think they would necessarily withstand individual designations.

After our initial meetings with counsel regarding this property, it was really quite clear to us that there was no intention of keeping any of it, there was even debate on whether there was true value or significance to this building, which I believe we have researched enough to where the Property Owner has acknowledged that there is some value to this building. Originally, through many levels of negotiation, there was going to be even much less than this proposed to you and so I told them what was really important to us was the fact that when you come down Collins that this is what you see (the rounded corner all the way back to the eyebrow) and so Staff was adamant that when you come down Collins, we still need to see this part. That is how we finally got them to acquiesce to that and that's why this is in front of you today. It is not a perfect situation for them and certainly not a perfect situation for us. I am happy to take that recommendation from the Board to modify the conditions of the designation, which would require to leave the designated portion in place.

**JoEllen Phillips** moved for designation with the modified conditions. **Rick Cohen** seconded the motion. Motion was approved by group vote.

Gary Appel

Yes

Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	No
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Edmundo Perez	Absent
Ronda Vangates	Absent

## **NEW BUSINESS**

### **A. PUBLIC COMMENT – No Public Comment**

### **B. Requests for Deferrals – None at this time**

### **C. New business items**

- NB1. Submittal of Preliminary Evaluation Report – Owner Initiated**  
**Seaside Terrace**  
**9241 Collins Avenue**  
**Surfside, FL 33154**

**Chief Kauffman:** As requested by the Board at the November meeting, Staff is submitting a preliminary evaluation report for Seaside Terrace, 9241 Collins Avenue. The public hearing will be at the January meeting.

- NB2. January meeting date – proposed change to Thursday, January 22, 2015**

**Chief Kauffman:** Due to a conflict with the regular meeting date of Wednesday, January 21, 2015, staff requests that the meeting be schedule for Thursday, January 22, 2015.

**Chairman Novick** moved to schedule the next HP Board meeting for Thursday, January 22, 2015. **Paul George** seconded the motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Yes
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Edmundo Perez	Absent

Ronda Vangates                      Absent

### **NB3.    Chair's Report**

**Chairman Novick:** Commissioner Heyman's opt-out amendment did not pass yesterday, but would imagine it will reappear somewhere down the road and wants to be proactive and discuss the issues and matters that have been raised.

**Chief Kauffman:** Clarifies to the Board that they may not know what happened yesterday. All of you are aware that there was an effort to revise our Preservation Ordinance to allow cities to opt-out from under County jurisdiction and they would have to adhere to the County's minimum standards. That hearing happened yesterday at the Cultural Affairs & Recreation Committee. That committee is made up of 4 commissioners and it did not pass. They put the item on the table, which means that the item cannot come back any sooner than 3 months and it has to start all over at first reading. It was suggested that this is something that really needs to be vetted out with the preservation community and in conjunction with the Historic Preservation Board and hopefully if it does come back, that it will come back with enough requirements in there that a municipality that chooses to opt-out will actually have to run a real preservation program up to our own standards. We will keep you informed as to where that goes.

**Board members and Staff** discussed the outcome of the opt-out hearing, the issue of owner consent, and previous surveys performed to identify areas in the county that warrant preservation, including the current survey Staff is preparing on the East Island of Bay Harbor Islands.

**Chairman Novick:** Requested clarification on historic preservation in Sunny Isles Beach. What happened there, that used to be an enclave of mid-century modern motels?

**Chief Kauffman:** I'm really happy you brought this up because this keeps getting thrown around in front of elected officials that the County has dropped the ball with Sunny Isles Beach. Sunny Isles Beach opted out in 2004, so they have been doing their own preservation program for 11 years. Previous to 2003, when the County did have jurisdiction, most of those mid-century motels that they use to have wouldn't have been eligible yet. We could not have designated them because they had not turned 50 years old yet. The County did designate 3 or 4 structures in Sunny Isles Beach when we had jurisdiction over them, and then they opted out in April 2004 after the ordinance was changed. When the majority of the mid-century motels were demolished, Sunny Isles Beach was not under County jurisdiction.

**Chairman Novick:** Requested clarification on what the current minimum standards are to which municipalities who opt out must adhere and requested that a PDF copy of the ordinance be sent to all Board members.

**Chief Kauffman:** Section 16A-31 number (4) is where the minimum standards are, and it is important for me to point out to you that number (5) after the minimum standards are guidelines for municipalities. So there is another series of guidelines that are not minimum standards, and

therefore are not mandated, but sort of suggestions that cities should do. Sunny Isles Beach is a good case study to show maybe how you can be an opted out city and just comply with our minimum standards and maybe not really be required to do too much historic preservation.

**Chairman Novick:** It obviously is too late for Sunny Isles Beach, but it's really a shame was occurred up there. At yesterday's meeting it seemed overwhelming, with the exception of the public officials of Bay Harbor Islands, the residents wanted some protection to those structures and is something we can do? It is our charge to protect that neighborhood.

**Victor Maya, 1155 103<sup>rd</sup> Street:** Spoke in favor of the Board offering some protection for Bay Harbor Islands, and for strengthening the minimum standards.

**Patricia Cohen, 9149 Collins Avenue:** It seems painfully obvious that the goal for both of these specific municipalities that want to opt out for a specific reason is to increase their tax bases, increasing the density of their buildings, etc. If we have the trajectory of Sunny Isles and know the demise of all these beautiful historic structures then we should move forward and take action. Let's prevent that from happening again and take any measures that are necessary.

**Daniel Ciraldo:** Feels that we have gone through the wringer for these past several months with regards to the proposed opt-out ordinance revision. You all have the power to research and identify and protect these neighborhoods and there are historic properties or potential districts in Bay Harbor. Maybe the HP Board can use that power and get the process started. We can only fight so much against the big development pressures so I urge you all to get that started since you have the power. We need to start doing something soon so we don't always have to keep pushing and not have the designations happen.

**Robert McKinney:** Why are we just focusing on Bay Harbor Islands? We should be looking all over Miami-Dade County.

**Steven Norris, 9149 Collins Avenue:** Stated that as he has gotten deeper and deeper into this experience, he has seen the huge disconnect between these elected public officials and their constituents. He feels that the elected officials are not speaking on behalf of town residents. He feels that a citizen designation request could be brought to this Board, like a petition by owner as the Seaway Villas was done.

**Enid Pinkney, Gary Appel, and Robert McKinney:** Suggested that a discussion item be placed on next month's agenda.

**Chairman Novick:** So let's place an item for the potential preservation of Bay Harbor Islands on the Agenda for next month's meeting?

**Enid Pinkney:** Again, we are not the Board for Bay Harbor Islands, we are talking about Miami-Dade County overall and need to discuss the county overall, not just Bay Harbor Islands.

**Attorney Kerbel:** Let me suggest a motion, because there is a concern from the Board. What we are talking about is an agenda item for the next meeting as a discussion item. Why don't we put on next month's meeting a discussion item regarding areas of the County in need of attention to historic preservation issues and that way you can feel free to bring in any areas that you think are at issue, including Bay Harbor Islands.

**Gary Appel** made a motion to place on next month's agenda a discussion on areas of the county in need of preservation. **Mitch Novick** seconded the motion. Motion was approved by group vote.

Gary Appel	Yes
Ruth Campbell	Yes
Adriana Cantillo	Absent for vote
Rick Cohen	Yes
Paul George	Yes
Robert McKinney	Yes
Mitch S. Novick	Yes
JoEllen Phillips	Yes
Enid Pinkney	Yes
Edmundo Perez	Absent
Ronda Vangates	Absent

**NB4. Director's Report – None at this time.**

## **V. ADJOURNMENT**

**Chairman Mitch Novick** adjourned the meeting at 4:45.

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Mitch Novick, Chair  
Miami-Dade County Historic Preservation Board

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Date

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Kathleen Kauffman, Historic Preservation Chief  
Regulatory & Economic Resources Department

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Date