

LANDMARKS ADVISORY BOARD MEETING
Meeting Minutes of November 28, 2022, at 9:00 am.
Coral Gables City Hall, City Commission Chamber
405 Biltmore Way, Coral Gables, Florida 33134

MEMBERS	F 22	M 22	A 22	M 22	J 22	J 22	A 22	S 22	O 22	N 22	APPOINTED BY						
Don Slesnick (Chairperson)	P	P	N O	P	N O	N O	P.	N O	N O	P	Mayor Vince Lago						
Lauren Dowlen			M E E T I N G	P	M E E T I N G	M E E T I N G	#	M E E T I N G	M E E T I N G	P	Commissioner Kirk Menendez						
Ramona Busot	P	P		E			E			E	E	E	E	E	E	City Manager, Peter Iglesias	
Alice Goldhagen	P	P		P			E				P	Vice-Mayor Michael Mena					
Donna Heisenbottle	P	P		P			P				P	P	P	P	P	E	Commissioner Jorge L. Fors, Jr.
Jane Maranos (Vice-Chairperson)	P	P		P			P				P	P	P	P	P	P	Commissioner Rhonda Anderson
Ajit Asrani				P			P				P	P	P	P	P	P	Board-As-A-Whole

LEGEND: A = Absent; P = Present; E = Excused; * = New Member;
 ^ = Resigned Member; - = No Meeting; # = Late meeting arrival.

STAFF: Warren Adams, Historic Preservation Officer

RECORDING SECRETARY/PREPARATION OF MINUTES: Nancy Kay Lyons, Administrative Assistant

CALL TO ORDER:

The meeting was called to order at 9:00 am.

ROLL CALL:

Chair Slesnick called the names of the board members in attendance.

APPROVAL OF ABSENCES:

A motion was made by Vice-Chair Maranos and seconded by Ms. Goldhagen to excuse the absences of Ms. Heisenbottle and Ms. Busot.

The motion passed with a collective aye.

APPROVAL OF MINUTES:

A motion was made by Vice-Chair Maranos and seconded by Ms. Dowlen to approve the minutes from the August 16, 2022, meeting with corrections.

The motion passed with a collective aye.

PERSONAL APPEARANCES: None

OLD BUSINESS:

1. **Frank Button Marker:** Mr. Adams had no update.
2. **Change to the Ordinance:** Mr. Adams suggested that if the board required a Public Works person to be in attendance, they should add this to their changes to the ordinance.

3. **Public Works Attendee at Meetings:** Someone was scheduled to attend the meeting when it was first scheduled, but with the holidays it was difficult to get someone to attend this meeting.
4. **Marker at 308 Miracle Mile in the small, landscaped area:** Marker has been found and has been returned to the Economic Development Department and is scheduled to be reinstalled, this time more securely.
5. **Kings Bay, Maggiore Park (5028 Maggiore Street) and Lamar Louise Curry Park (2665 DeSoto Boulevard) Markers:** There is a marker at Lamar Louise Curry Park.
6. **Trolley Tour:** To be scheduled.
7. **List of Markers:** This was sent to Board members. Mr. Adams will resend to Chair Slesnick. This will be the list only, no photographs. Board members should request any photos they require.
8. **MacFarlane Homestead Marker:** Historic has the marker. Mr. Adams met with the Neighborhood Association, but they have not decided where they want it installed. If the board has any recommendations Mr. Adams will convey them to the Neighborhood Association.
9. **Bahamian Statue:** In progress. Has been discussed with resident's association but they have not secured the funding or the design. Will have to work closely with the residents to get this completed.

NEW BUSINESS:

1. **Proposed Changes to the Ordinance:** As per the Assistant City Attorney, the process is simple, all that is required is a resolution from the Board stating their request. Mr. Adams suggested waiting until after the first year to make changes.
2. **Proposed Changes from the Board.**
 - a) The Landmarks Advisory Board to meet every two months.
 - b) A staff member from Public Works should be present at each meeting.
3. **Other suggestions from the Board:**
 - a) Budget: Create a budget and funds to be allocated (Mr. Adams suggested not putting this in the code). The Chair requested Mr. Adams to come up with a proposed budget with the board's input and present to the Board in February which would be sent to the City Commission for their consideration. Funds should be given to Historic and Public Works in support of the Landmarks Advisory Board's mission.
4. **Comments from Mr. Adams:**
 - a) Funds Crossover: Board should take into consideration the crossover with Public Works. Repairs are currently coming out of their budget.
 - b) TDRs/Historic Preservation Fund: This has been set up from the sale of TDRs and is a potential source of funding. There are only a finite number of sites that can sell TDRs. There are certain areas in the City where properties of a certain zoning can sell unused development rights. Mr. Adams went on to explain how the program works.

Answers to questions and comments by Mr. Adams.

1. Impact Fees:
 - a) Can a portion of the impact fees that a developer pays go to the preservation fund?
Not that he is aware of.
 - b) Where does that money go to?
Mr. Adams believed that it went to Roads and parks and things like that. The Preservation Fund is specifically for Historic Preservation, if you sell all your TDRs from for example The Miracle Theater and you do all the repairs, and you have money left in the fund, then the money can be used for the restoration of any City owned property.
2. Lots of developments have come up despite resistance from the Historic Preservation Board and they have a definite impact on those historic properties or landmarks.
3. Are there TDRs available at the water tower.
Not at the moment. The amount of square footage available depends on the square footage of the property. Not every property is eligible to sell TDRs. The water tower is outside one of the sending areas.

A motion was made by Vice-Chair Maranos and seconded by Ms. Goldhagen and Ms. Dowlen to authorize Mr. Adams to work with the City Attorney to move forward on presenting to the City Commission a resolution which would amend the Landmarks Advisory Board ordinance to allow them to meet every two months and require participation at the meetings by a member of the Public Works staff.

The motion passed. (Ayes 3, Nays 2).

4. **Prado Entrance:** Ms. Maranos requested an update. Residents are questioning what is going on. The entranceway that the car hit is waiting for a conservator, but on the north side by the park there is a tape around

the concrete which has been there for a couple of weeks and there is concrete lying on the grass. (The street that goes from Ferdinand to Prado on the North side). If the conservator is coming to look at the other piece, they should take a look at this also. Mr. Adams will investigate and let the board know.

5. **Photos of the Board:** Arrangements need to be made to do a group photo that will include staff and Ms. Bondurant as a founding member.

CITY COMMISSION ITEMS: None.

DISCUSSION ITEMS:

1. 22-4927 Proposal for a new park to be named in honor of Arva Moore Parks McCabe:

Ms. Maranos received a letter from Leslie Rivera, a Coral Gables resident requesting a park to be named in honor of Arva Moor Parks McCabe. The letter was read to the board. Mr. Adams had spoken with the Director of Parks. A couple of parks were offered in the past, but were found not to be suitable. Mr. Adams asked the board if they had any suggestions. Mr. Adams will let the Board know the correct procedure to get this done. His thought is that It will go to the Director of Parks first and then to the City Commission. The Landmarks Ordinance allows the Board to make suggestions on issues of this nature.

Suggestions: Triangular space on Granada just south of the golf course, which has a DAR plaque on it. – “Castile Plaza”. Located about 100 feet from Arva Moore Parks McCabe’s historic home at the corner of Granada and South Greenway Drive. Also, the past home of the Les Hernandez, past City Attorney.

The Board thought this park would meet the requirement of naming a prominent park in her honor. The Historic Department will create the wording for the marker to be installed, the type and size of marker will be left up to the discretion of the Department but should be the similar to the Lamar Louise Curry Park marker.

A motion was made by Vice-Chair Maranos and seconded by Ms. Goldhagen to rename Castile Plaza Park as the new Arva Moor Parks McCabe Park and a marker installed in her honor.

The motion passed. (Ayes 5, Nays 0).

2. Additional revision to the Landmarks Advisory Board Ordinance:

A motion was made by Mr. Asrani and seconded by Ms. Goldhagen to add to the former motion of amending the Landmarks Advisory Board ordinance to include the following:

The duties of the Landmark Advisory Board shall include the review of the wording for all future historic plaques in the City of Coral Gables.

The motion passed with a collective aye.

3. 22-4929 “The Garden of Our Lord”:

At the last meeting the applicant, Ms. Bolton, requested that the Landmarks Advisory Board provide a recommendation to the Historic Preservation Board for the designation of “The Garden of Our Lord”. The Board had requested time to review the application. The Landmarks Advisory Board members have a copy of the letter from the Historic Preservation Association of Coral Gables in support of the designation. Ms. Carbonell was advised that the Landmarks Advisory Board is not responsible for the designation. The board may provide a recommendation to the Historic Preservation Board.

Background: A request for a determination of significance was received by the Historical Resources & Cultural Arts office in August of 2021. It was determined the site was not eligible for designation. A designation application was submitted a year later. The property owners had not pulled any permits to move ahead and there is nothing in the code preventing this process of submitting a designation application after a determination was made.

A recommendation was made to change the ordinance to tighten the process.

The New Process is as follows: If a determination of significance is issued stating that the property is not eligible for designation the letter will be posted on the City’s website at the end of that week. If anyone wants to file an appeal, the Notice of Intent to Appeal must be submitted within 10 days of online posting. A completed designation report must be submitted within 21 days of filing the notice of intent to appeal.

Mr. Adams hopes to have his opinion completed later this week. If his opinion is that the property is eligible for designation staff will schedule it to be presented to the Historic Preservation Board. If his opinion is that it is not eligible, the applicant will have the right to take it forward to the Historic Preservation Board at the next meeting that allows sufficient notification. The City will provide the Notice of Public Hearing and the envelopes to the applicant who will be responsible for mailing the Notice of Public Hearing to all the properties within a 1,000 foot radius of the property applying for designation 13 days before the meeting. The owner of the property has been notified and his representative has contacted Mr. Adams. In the City of Coral Gables any citizen can submit a designation application.

Mr. Adams answered Mr. Asrani by affirming that the owner of the property opposes the designation.

Mr. Adams answered Ms. Maranos’ question by saying that the number of properties notified within the 1,000 feet of the property in question would depend on the number of high-rises/apartment buildings in the area. Letters are sent to the owners.

Ms. Maranos said that she would like to make a recommendation to the Historic Preservation Board. Mr. Adams stated that the recommendation is based on the information contained in the report. Chair Slesnick said that they had not seen Mr. Adams’ recommendation. In addition, they had just met with the Historic Preservation Board and told them that they would not step on their feet and this application is to them not the Landmarks Advisory Board. He thought it would be more appropriate to support their recommendation.

Mr. Adams said it was difficult for him to discuss the application before it goes to the Historic Preservation Board, and he was in a quandary as to whether to issue his opinion before this meeting or wait until they had made their recommendation.

A motion was made by Ms. Maranos and seconded by Mr. Asrani to recommend to the Historic Preservation Board that they favorably consider “The Garden of Our Lord” to be declared a “Local Historic Landmark” based on the information provided in the application.

The motion passed. (Ayes 3, Nays 2).

Ms. Karelia Martinez Carbonell, Historic Preservation Association of Coral Gables joined by Zoom and stated the following:

1. The Board has a copy of her letter.
2. This will be a recommendation only and will let others know this is an important application.
3. Who better to understand the significance of The Garden than this Board.

Ms. Bonnie Bolton stated the following:

1. She thanked the board for reviewing and supporting the application.
2. It is a very strong application.
3. The Garden has a lot of architectural significance that she did not have the opportunity to discuss at the last meeting.
4. It was designed by Robert Fitch Smith, a well-known architect here in South Florida, and many of his structures have been deemed historic.
5. She was concerned about and disagreed with the new changes to the ordinance, she did not know that “The Garden of Our Lord” was in jeopardy until she contacted Mr. Adams.

Mr. Adams said the change would not affect this application. It has been reviewed by the Historic Preservation Board and still has to go to the City Commission for final approval. This was to be fair to all parties.

6. Ms. Bolton said there should be better notification, there should be individual notices sent out.

Mr. Adams said that all Historic Significance Determinations will be published on the City's website each week this was a recommendation by the City Commission. Individual notices are not required for Determinations of Significance.

Ms. Karelia Martinez Carbonell, Historic Preservation Association of Coral Gables joined again by Zoom and stated the following:

1. The Determination letters were not being posted or made public, so the residents/community did not know that a determination was made until it was too late.
2. This new process will help in transparency and making the residents made aware of what these letters state. It is a gesture of goodwill.
3. The developers and the community will be on the same page regarding notifications.

Chair Slesnick said that Vice-Chair Garcia Pons had concerns about the Landmarks Advisory Board:

1. The potential for duplication and confusion. If both boards are not on the same page, it could cause confusion among residents.
Chair Slesnick said he thought that their recommendation to the Historic Preservation Board on "The Garden of Our Lord" was premature.

ITEMS FROM THE SECRETARY:

Mr. Adams thanked the board for their cooperation and made the following comments:

1. It is nice to see this board gaining momentum.
2. The intent of the board is becoming more defined.
3. They are starting to recognize the various roles and how they can have an impact.

Chair Slesnick thanked Vice-Chair Maranos for her gifts to the board members.

The next meeting is scheduled for February 7, 2023. No one had any objections. It was suggested to have the Trolley Tour of the landmarks and monuments after the next meeting. Details of the tour will be provided.

ADJOURNMENT:

A motion was made by Vice-Chair Maranos and seconded by Ms. Dowlen adjourn.

The motion passed with a collective aye.

There being no further business, the meeting adjourned at 10:10 am.

Respectfully submitted,



Warren Adams
Historic Preservation Officer