

CITY OF MIAMI
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES

APRIL 5, 2005
3:00 P.M.

CITY HALL, 3500 PAN AMERICAN DRIVE
DINNER KEY, MIAMI, FLORIDA

ROLL CALL

3:11 P.M.

Present: Alvarado, Appel,
Barber, Caporelli,
Parrish, Marston,
Seco, Solera

Absent: Appel,
Fernandez,
Penelas

Mr. Alvarado left at 6:30 P.M.
and left at 6:30 P.M.

Mr. Appel arrived at 3:45 P.M.
Mr. Marston left at 6:45 P.M.

**APPROVAL OF MINUTES FROM THE MEETING OF
FEBRUARY 1, 2005.**

Approved 7 to 0

Moved: Seco

Second: Solera

Absent: Appel,
Fernandez,
Penelas

PUBLIC HEARING ITEMS

1. Dr. Emerson Ayars House
3041 Oak Avenue

Application for a Certificate of Appropriateness for the demolition of a one story rear yard garage/apartment and the construction of a new two story rear yard garage/apartment including a four car garage, private elevator, and deck.

(This item was continued from the meetings of October 21, 2004, November 29, 2004, January 4, 2005, February 1, and March 1, 2005.)

Withdrawn by applicant.

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| <p>2. Sheraton Biscayne Bay Redevelopment
495 Brickell Avenue</p> <p>Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.</p> <p>(This item was continued from the meetings of November 29, 2004, January 4, 2005, February 1, and March 1, 2005.)</p> | <p>Withdrawn by applicant.</p> |
| <p>3. 1700 NW North River Drive</p> <p>Appeal of a decision of the Code Enforcement Office concerning the approval of an application for a tree removal permit.</p> <p>(This item was continued from the meeting of February 1, 2005.)</p> | <p>Withdrawn by applicant.</p> |
| <p>4. 2800 Jefferson Street</p> <p>Appeal of a decision of the Code Enforcement Office concerning the approval of an application for a tree removal permit.</p> <p>(This item was continued from the meetings of January 4, and March 1, 2005.)</p> | <p>Resolution No. 2005-16
(denial of appeal)
Approved 7 to 0
Moved: Solera
Second: Caporelli
Absent: Appel, Fernandez,
Penelas</p> |
| <p>5. George Nolan House
1548 Brickell Avenue</p> <p>Application for a Certificate of Appropriateness for the installation of a temporary banner at the rooftop balustrade.</p> <p>(This item was continued from the meetings of February 1, and March 1, 2005.)</p> | <p>Motion to defer item because applicant was not present.
Approved 7 to 0
Moved: Marston
Second: Solera
Absent: Appel, Fernandez,
Penelas</p> |

6. Bayside Historic District
692 NE 70th Street

Application for a Certificate of Appropriateness, after-the-fact, for the construction of a fence.

(This item was continued from the meeting of February 1, and March 1, 2005.)

Motion to defer item until all additional information is received with consent of applicant.

Approved 8 to 0

Moved: Marston

Second: Solera

Absent: Fernandez,
Penelas

7. Morningside Historic District
5911 NE 6th Avenue

Application for a Certificate of Appropriateness for the demolition of a non-historic solarium and upper deck, the construction of an addition, the replacement of the doors at the main façade, and the construction of a wall/fence.

Resolution No. 2005-17

Approved 8 to 0

Moved: Solera

Second: Caporelli

Absent: Fernandez,
Penelas

8. Morningside Historic District
612 NE 57th Street

Application for an amendment to a Certificate of Appropriateness for the rehabilitation of the subject property including modifications to the north and east facades, the construction of a wall/fence, and the installation of pavers.

Resolution No. 2005-18

Approved 8 to 0

Moved: Solera

Second: Caporelli

Absent: Fernandez,
Penelas

9. Spring Garden Historic District
1090 NW North River Drive

Application for a Certificate of Appropriateness for the construction of a new multi-family condominium building.

Resolution No. 2005-19

Approved 6 to 2

Moved: Appel

Second: Solera

Noes: Barber, Caporelli

Absent: Fernandez,
Penelas

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| <p>10. Coastal on the River
2215 NW 14th Street</p> <p>Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.</p> | <p>Resolution No. 2005-20
Approved 6 to 0
Moved: Appel
Second: Solera
Absent: Alvarado,
Fernandez,
Marston, Penelas</p> |
| <p>11. Miami River Rapids Archeological Zone
Miami River Rapids
1851 Delaware Parkway</p> <p>Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Zone and an Archeological Conservation Area.</p> | <p>Resolution No. 2005-21
Approved 8 to 0
Moved: Solera
Second: Caporelli
Absent: Fernandez,
Penelas</p> |
| <p>12. Great Abaco Condominium
3310-3330 Grand Avenue</p> <p>Application for a Certificate of Approval for the removal and relocation of trees to accommodate new construction within an Environmental Preservation District.</p> | <p>Motion to continue item to meeting of June 7, 2005, with the consent of the applicant.
Approved 8 to 0
Moved: Solera
Second: Seco
Absent: Fernandez,
Penelas</p> |
| <p>13. Number 1 Pallbearers Association of America Building
801 NW 62nd Street</p> <p>Preliminary evaluation of a proposal for designation for conformance with the criteria for designation as a historic site.</p> | <p>Resolution No. 2005-22
Approved 8 to 0
Moved: Solera
Second: Seco
Absent: Fernandez,
Penelas</p> |
| <p>14. Laborers Union Local 478
799 NW 62nd Street</p> <p>Preliminary evaluation of a proposal for designation for conformance with the criteria for designation as a historic</p> | <p>Resolution No. 2005-23
Approved 8 to 0
Moved: Marston
Second: Caporelli
Absent: Fernandez,</p> |

site.	Penelas
<p>15. Gold Coast Pharmacy 2401 – 2435 Biscayne Boulevard</p> <p>Preliminary evaluation of an amendment to an existing designation report to correct the address, boundary description, map, and description.</p>	<p>Resolution No. 2005-24 Approved 8 to 0 Moved: Seco Second: Marston Absent: Fernandez, Penelas</p>
<p>16. South River Drive Historic District 104 SW South River Drive</p> <p>Application for a Certificate of Appropriateness for the replacement of a wood shingle roof with a metal roof.</p>	<p>Resolution No. 2005-25 Approved 7 to 0 Moved: Seco Second: Marston Abstain: Caporelli Absent: Fernandez, Penelas</p>
<p>17. Morningside Historic District 679 NE 58th Street</p> <p>Application for a Certificate of Appropriateness for the construction of a new single family residence.</p>	<p>Resolution No. 2005-26 Approved 5 to 2 Moved: Appel Second: Marston Noes: Caporelli, Solera Absent: Fernandez, Penelas, Seco</p>
<p>18. Lummus Park Historic District 360 NW 3rd Street</p> <p>Application for a Certificate of Appropriateness for the construction of an addition to the recreation building, a basketball court, and site improvements.</p>	<p>Resolution No. 2005-27 Approved 5 to 1 Moved: Barber Second: Appel Noes: Seco Absent: Alvarado, Fernandez, Marston, Penelas</p>
<p>19. Lummus Park Historic District 421 NW 3rd Street</p> <p>Application for a Certificate of Appropriateness, after-the-fact, for the construction of a dumpster enclosure.</p>	<p>Resolution No. 2005-28 Approved 5 to 1 Moved: Caporelli Second: Seco Noes: Appel Absent: Alvarado, Fernandez,</p>

<p>20. Pan American Seaplane Base 2640 South Bayshore Drive</p> <p>Application for a Certificate of Appropriateness for the installation of rooftop mechanical equipment.</p>	<p>Marston, Penelas</p> <p>Resolution No. 2005-29 Approved 6 to 0 Moved: Seco Second: Appel Absent: Alvarado, Fernandez, Marston, Penelas</p>
<p>21. Buena Vista East Historic District 4218 NE 2nd Avenue</p> <p>Application for a Certificate of Appropriateness for the installation of signage at the second story.</p>	<p>Motion to continue item to the meeting of May 3, 2005, with consent of applicant. Approved 6 to 0 Moved: Seco Second: Caporelli Absent: Alvarado, Fernandez, Marston, Penelas</p>
<p>22. Morningside Historic District 540 NE 55th Street</p> <p>Application for a Certificate of Appropriateness for the replacement of a flat tile roof with barrel tiles.</p>	<p>Resolution No. 2005-30 Approved 6 to 0 Moved: Solera Second: Caporelli Absent: Alvarado, Fernandez, Marston, Penelas</p>
<p>23. Brickell View Terrace 940 SW 1st Avenue</p> <p>Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Zone and an Archeological Conservation Area.</p>	<p>Resolution No. 2005-31 Approved 6 to 0 Moved: Solera Second: Appel Absent: Alvarado, Fernandez, Marston, Penelas</p>
<p>24. Urban River Approximately 650 NW 8th Street</p> <p>Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an</p>	<p>Resolution No. 2005-32 Approved 6 to 0 Moved: Solera Second: Caporelli Absent: Alvarado,</p>

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Archeological Zone and an Archeological Conservation Area.
25. Park Place II
1450 Brickell Avenue

Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.

Fernandez,
Marston, Penelas
Resolution No. 2005-33
Approved 6 to 0
Moved: Solera
Second: Appel
Absent: Alvarado,
Fernandez,
Marston, Penelas

26. Spring Garden Historic District
851 NW 7th Street Road

Application for a Certificate of Appropriateness for the removal of a tree in the front yard.

Motion to continue item to meeting of May 3, 2005, with consent of applicant.
Approved 6 to 0
Moved: Seco
Second: Solera
Absent: Alvarado,
Fernandez,
Marston, Penelas

27. 905 SW 22nd Avenue

Appeal of a decision of the Code Enforcement Office concerning the denial of an application for a tree removal permit.

Motion to continue item to meeting of May 3, 2005, at request of applicant.
Approved 6 to 0
Moved: Solera
Second: Caporelli
Absent: Alvarado,
Fernandez,
Marston, Penelas

ADJOURNMENT

7:38 P.M.

APRIL 5, 2005
3:00 P.M.

CITY HALL, 3500 PAN AMERICAN DRIVE
DINNER KEY, MIAMI, FLORIDA

ANY PERSON WHO RECEIVES COMPENSATION, REMUNERATION OR EXPENSES FOR CONDUCTING LOBBYING ACTIVITIES IS REQUIRED TO REGISTER AS A LOBBYIST WITH THE CITY CLERK, PRIOR TO ENGAGING IN LOBBYING ACTIVITIES BEFORE CITY STAFF, BOARDS, COMMITTEES OR THE CITY COMMISSION. A COPY OF THE APPLICABLE ORDINANCE IS AVAILABLE IN THE OFFICE OF THE CITY CLERK (MIAMI CITY HALL), LOCATED AT 3500 PAN AMERICAN DRIVE, MIAMI, FLORIDA, 33133.

SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION OF THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT THIS MEETING, THAT PERSON SHALL ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE INCLUDING ALL TESTIMONY AND EVIDENCE UPON WHICH ANY APPEAL MAY BE BASED. (F/S 286.0105).

ALL PERTINENT DOCUMENTS FOR THIS PUBLIC HEARING ARE AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, LOCATED AT 444 SW 2ND AVENUE, 3RD FLOOR, MIAMI, FLORIDA, 33130, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING REGULAR WORKING HOURS. PHONE: (305) 416-1409.