

CITY OF MIAMI
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES

NOVEMBER 3, 2009
3:00 P.M.

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

ROLL CALL

3:05 p.m.

Present: Timothy Barber (arrived at 3:15 p.m.), Jim Broton, David Freedman, Thorn Grafton, William E. Hopper, Gerry Marston (arrived at 3:10 p.m.), Enid Lorenzo (arrived at 3:10 p.m.), Miguel Seco

Absent: Gary Appel, Jorge Zamanillo

OPENING REMARKS

Update from the Preservation Officer regarding the following items:

1. Miami 21 passed.
2. Appeals were filed on the designation of 83 SW 8th Street and the Bacardi Buildings.
3. There has been a reduction in staff.
4. Demolition by Neglect ordinance to be heard by the City Commission on November 19, 2009.
5. Chapter 23 was a companion item to Miami 21 which included a height limit of 35 feet for buildings on Biscayne Boulevard.

Item From The Assistant City Attorney:
Review of the quorum requirements as presently codified in Chapter 62, Section 62-169. A vote to maintain a quorum at four members was passed unanimously.

PUBLIC HEARING ITEMS

APPROVAL OF MINUTES FROM THE MEETING OF OCTOBER 6, 2009

Approved 5 to 0

Moved: Seco

Second: Grafton

Absent: Appel, Lorenzo, Marston, Zamanillo

1. Lemon City Cemetery
Approximately 401 NW 71st Street
LHD-2009-06

Consideration of approval of historic resource designation and an amendment to the Official Historic and Environmental Preservation Atlas of the City of Miami, Florida, pursuant to Chapter 23 of the Miami City Code.

Resolution HEPB-2009-76

Approved 7 to 0 with the following condition:

1. A letter from the HEPB shall be drafted and given to the Planning Advisory Board (PAB), Internal and Urban Design Review Board (IDR and UDRB), and the City Commission in support of the revised Major Use Special Permit (MUSP).

Moved: Broton

Second: Lorenzo

Recused: Freedman

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2. MiMo/Biscayne Boulevard Historic District
5255 Biscayne Boulevard
HP-2009-118

Application for a Certificate of Appropriateness for the installation of an ADA ramp, the replacement of the front doors and windows, the installation of LED lighting around the front entrance, and the installation of signage.

(This item was continued from the meetings of September 1 and October 6, 2009.)

Absent: Appel, Zamanillo

Resolution: HEPB-2009-77

Approved 8 to 0 with the following conditions:

1. The LED recessed light shall be on a single strip.
2. The two coconut palm trees shall be centered with the window bay lined with crab orchard stone.
3. The color on the railing cap on the second story and on the roof profile shall be a warm gray.
4. The Preservation Officer shall prepare an amendment to Chapter 23 which will address the possibilities of allowing pole signs when it can be demonstrated that they existed originally within the MiMo/Biscayne Boulevard Historic District.

Moved: Marston

Second: Broton

Absent: Appel, Zamanillo

5. Spring Garden Historic District
811 NW 7th St. Rd.
HP-2009-147

Application for a Certificate of Appropriateness for partial demolition and new construction.

Resolution: HEPB-2009-78

Denied 4 to 3

Moved: Marston

Second: Freedman

Nays: Barber, Broton, Grafton, Seco

Absent: Appel, Lorenzo, Zamanillo

3. MiMo/Biscayne Boulevard Historic District
6900 Biscayne Boulevard
HP-2009-144

Application for a Certificate of Appropriateness for the installation of a metal-framed bamboo fence after-the-fact.

Continued to the public hearing of December 1, 2009 because the property owner was not present.

Moved: Grafton

Second: Seco

Absent: Appel, Lorenzo, Marston, Zamanillo

4. Buena Vista East Historic District
4817 N. Miami Avenue
HP-2009-145

Application for a Certificate of Appropriateness for the installation of slider windows.

Resolution: HEPB-2009-79

Approved 6 to 0 with the following condition:

1. All glass shall be clear.

Moved: Grafton

Second: Broton

Absent: Appel, Lorenzo, Marston, Zamanillo

6. Palm Grove Historic District
455 NE 64th Street
HP-2009-149

Application for a Certificate of Appropriateness for

Resolution: HEPB-2009-80

Approved 6 to 0 with the following conditions:

1. The fence shall be set back five to six feet from the front property line.
2. Both the vehicular gate and the fence that

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the installation of a metal picket fence.

spans the property line shall be no higher than five feet tall.

3. The fence shall be black.

Moved: Grafton

Second: Seco

Absent: Appel, Lorenzo, Marston, Zamanillo

7. 2951 S. Bayshore Drive

Resolution: HEPB-2009-81

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

Motion to deny the appeal and require mitigation of the tree to be removed by a 6 to 0 vote with the following conditions:

1. The lost tree shall be replaced according to the replacement table in the Tree Ordinance.

2. The replacement trees shall be located on site or, if they cannot be accommodated on site, shall be placed in an appropriate location after consultation with staff.

3. The new trees shall be maintained.

Moved: Seco

Second: Grafton

Absent: Appel, Lorenzo, Marston, Zamanillo

OLD BUSINESS

1. Suggested amendments to the MiMo/Biscayne Boulevard Historic District Design Guidelines.

A suggestion to change the requirements for canvas awnings to allow vinyl awnings was rejected and a question whether paint required a trim color along with the mass color was answered in the affirmative.

(This item was continued from the meeting of October 6, 2009.)

NEW BUSINESS

1. Consideration of a revision to Chapter 23 Section 23-7 (4) concerning "Character-Enhancing Vintage Signs."

A motion was made not to pursue a change to Chapter 23 which would have allowed "character defining vintage signs" (signs which originated somewhere other than Miami).

Resolution: HEPB-2009-82

Approved: 6 to 0

Moved: Seco

Second: Barber

Absent: Appel, Lorenzo, Marston, Zamanillo

2. Status of Local Historic Designation of National Register Sites—Dr. William Hopper.

Due to limited staff the program will be slower; however, the Miami Circle designation is scheduled for the December 1, 2009 public hearing.

ITEMS FROM THE BOARD

Mr. Seco agreed to chair a committee which will include former HEPB members that will provide a historic record of the Board's major accomplishments.

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Asked staff to draft a letter for the Chair's signature to the Departments of Code Enforcement, Building, IT, and the City Manager's office asking to explain interdepartmental communications, tracking of Certificates of Appropriateness, and compliance.

Asked staff to check the terms of appointments to see which HEPB members need to reapply.

7:15 p.m.

ADJOURNMENT

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.