

CITY OF MIAMI
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES

MAY 4, 2010
3:00 P.M.

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

ROLL CALL

3:00 p.m.

Present: Barber, Graboski, Hopper,
Kuperman, Lorenzo, Marston
Absent: Appel, Freedman, Zamanillo

OPENING REMARKS

1. Update on the Cultural Facilities and Exceptions Ordinance.
2. Amendment to Chapter 17 ready for second reading at the City Commission meeting of May 13, 2010.

ITEMS FROM THE BOARD

PUBLIC HEARING ITEMS

APPROVAL OF MINUTES FROM THE MEETING OF APRIL 6, 2010

Approved 6 to 0
Moved: Kuperman
Second: Barber
Absent: Appel, Freedman, Zamanillo

Motion to move Item # 3 to #1 on the agenda.

Approved 6 to 0
Moved: Marston
Second: Lorenzo
Absent: Appel, Freedman, Zamanillo

3. Bayside Historic District
1025 NE 72nd Street
HP-2010-41

Application for a Certificate of Appropriateness for the construction of a new residence.

Motion to approve with the following condition:
1. Any increase in the elevation shall require HEPB approval and shall not exceed ten feet in elevation.

Moved: Kuperman
Second: None seconded.
Motion failed.

Resolution HEPB-2010-22
Approved 6 to 0 with the following condition:
1. The finished garage elevation shall be no more than seven and a half feet high above sea level.

Moved: Marston
Second: Barber
Absent: Appel, Freedman, Zamanillo

1. MiMo/Biscayne Boulevard Historic District
6301 Biscayne Boulevard (northeast corner of Biscayne and NE 63rd street)

Resolution HEPB-2010-23
Approved 6 to 0 with the following condition:
1. The new awnings and frames shall match

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| <p>HP-2010-42
Application for a Certificate of Appropriateness for the installation of an ATM and awnings on the secondary facade.</p> | <p>the existing awnings and frames.
Moved: Marston
Second: Lorenzo
Absent: Appel, Freedman, Zamanillo</p> |
| <p>2. Palm Grove Neighborhood Historic District
525 NE 64th Street
HP-2010-43</p> <p>Application for a Certificate of Appropriateness for the installation of a circular driveway and metal gates on either side of the residence.</p> <p>(This item was continued from the meeting of April 6, 2010.)</p> | <p>This item was deferred indefinitely.
Approved 6 to 0
Moved: Barber
Second: Marston
Absent: Appel, Freedman, Zamanillo</p> |
| <p>4. Bayside Historic District
679 NE 69th Street
HP-2010-50</p> <p>Application for a Certificate of Appropriateness to replace the existing concrete driveway strips and resurface a larger area with concrete pavers.</p> | <p>Resolution HEPB-2010-24
Approved 6 to 0 with the following conditions:
1. The concrete square pavers shall have one row centered on the front door at the location of the former walkway.
2. The spaces between the pavers shall have grass and not rock.
Moved: Marston
Second: Lorenzo
Absent: Appel, Freedman, Zamanillo</p> |
| <p>5. MiMo/Biscayne Boulevard Historic District
6151 Biscayne Boulevard
HP-2010-48</p> <p>Application for a Certificate of Appropriateness for the construction of a new retail commercial building.</p> | <p>Resolution HEPB-2010-25
Approved 6 to 0 with the following conditions:
1. The trees on Biscayne Boulevard shall be Royal Palms.
2. The Red Maples at the rear of the property shall be changed to Gumbo Limbos.
3. The trees on Biscayne Boulevard shall be subject to FDOT approval.
Moved: Marston
Second: Kuperman
Absent: Appel, Freedman, Zamanillo</p> |
| <p>6. Morningside Historic District
665 NE 58th St.
HP-2010-51</p> <p>Application for a Certificate of Appropriateness for the enclosure of an existing utility room, construction of a second floor balcony on the rear</p> | <p>Resolution HEPB-2010-26
Approved 5 to 0
Moved: Marston
Second: Lorenzo
Absent: Appel, Freedman, Kuperman, Zamanillo</p> |

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elevation, and the elevation of the parapet of the free standing garage.

7. Morningside Historic District
670 NE 59th Street
HP-2010-55

Application for a Certificate of Appropriateness for the replacement of the awning windows and doors with impact resistant windows and doors.

8. J.W. Warner House
111 SW 5th Avenue
HP-2010-53

Application for a Certificate of Appropriateness for the conversion of "Warner Place" located at 111 SW 5th Avenue, into gallery/office, studio and administrative space, the demolition of the carriage house, and the construction of a two story building to house a cultural arts center for the Miami Hispanic Ballet with attendant parking. The application will include a request for a waiver of the parking requirements, from 29 parking spaces required to 19 provided parking provided, in connection with the new construction of a new two story building at the J. W. Warner House.

This item was deferred indefinitely.

Approved 5 to 0

Moved: Barber

Second: Graboski

Absent: Appel, Freedman, Lorenzo,
Zamanillo

Resolution HEPB-2010-27

Approved 5 to 1 with the following conditions:

1. The interior renovation shall be photographed and inventoried.
2. Measured drawings of the carriage house shall be created prior to its demolition.
3. The HEPB grants approval of a parking waiver so that the "Center" shall open with only fifteen parking spaces provided on-site.
4. Vehicular access from SW 5th Avenue shall be eliminated.
5. The paved areas shall have a keystone or concrete parking unit with shell finish.
6. In complying with accessibility requirements (ADA) that the new owners shall not compromise the integrity of the Warner House.
7. That this approval and its conditions shall only be effective one day after the passage of a revision to Chapter 23, which provides for a cultural facilities use in an R-3 (medium density) zoned area.
8. Additional buffering in the form of taller trees shall be required on the 5th Avenue side of the new building.

Moved: Marston

Second: Lorenzo

No: Kuperman

Absent: Appel, Freedman, Zamanillo

ADJOURNMENT

6:40 p.m.

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.