



City of Miami  
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD  
MINUTES

February 7, 2012  
3:00 P.M.

CITY HALL, 3500 PAN AMERICAN DRIVE  
COCONUT GROVE, MIAMI, FLORIDA

**ROLL CALL**

3:15 p.m.

Present: William Hopper, Lynn Lewis, Jorge Kuperman, David Freedman, Gary Appel, Gary Hecht, and Nelson Diaz  
Absent: Gerald Marston and Enid Lorenzo.

**PUBLIC HEARING ITEMS**

**OLD BUSINESS:**

- 1. **102 WEST FLAGLER ST  
DOWNTOWN BUS TERMINAL**  
Appeal of Tree Removal permit for Miami-Dade Transit.

**Resolution HEPB-2012-02  
Motion Approved 7 to 0**  
Moved: Jorge Kupperman  
Second: Lynn Lewis  
In Favor: William Hopper, Lynn Lewis, Jorge Kuperman, David Freedman, Gary Appel, Gary Hecht, and Nelson Diaz  
Decline: none  
Refused: none  
Absent: Gerald Marston and Enid Lorenzo.

**NEW BUSINESS:**

- 2. **27<sup>TH</sup> AVENUE  
PROJECT B-30687**  
Appeal of Tree Relocation permit in conjunction with roadway reconstruction.

**ITEM CONTINUED  
Motion 7 to 0**  
Moved: Gary Appel  
Second: David Freedman  
In Favor: William Hopper, Lynn Lewis, Jorge Kuperman, David Freedman, Gary Appel, Gary Hecht, and Nelson Diaz  
Decline: none  
Refused: none  
Absent: Gerald Marston and Enid Lorenzo.  
Comment: The appeal will be continued up to 3 months; the County shall send a letter to Tree Watch with the tree relocation conditions to be approved by them. The appeal will be automatically dismissed when the preservation office receive both letters from the County and Tree Watch.

- 3. **681 NE 57<sup>TH</sup> ST  
MORNINGSIDE HISTORIC DISTRICT**  
Application of a Certificate of Appropriateness for the construction of a new detached one-story Cabana and the construction of a privacy wall on the north property line.

**Resolution HEPB-2012-03  
Motion Approved with Conditions 7 to 0**  
Moved: Gary Appel  
Second: Jorge Kupperman  
In Favor: William Hopper, Lynn Lewis, Jorge Kuperman, David Freedman, Gary Appel, Gary Hecht, and Nelson Diaz



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4. **6500 BISCAYNE BLVD  
NEW YORKER HOTEL  
MIMO HISTORIC DISTRICT**  
Application of a Certificate of Appropriateness for the inclusion of the integrated properties acquired by the New Yorker Hotel into Mimo Historic District.

Decline: none  
Refused: none  
Absent: Gerald Marston and Enid Lorenzo.  
Conditions:  
1. The applicant shall submit color brochures of all fixtures and materials to be installed on the cabana,  
2. The applicant shall submit color swatches for preservation office approval and,  
3. All glass shall be clear.

**Resolution HEPB-2012-04  
Motion Approved 7 to 0**

Moved: Lynn Lewis  
Second: Gary Appel  
In Favor: William Hopper, Lynn Lewis, Jorge Kuperman, David Freedman, Gary Appel, Gary Hecht, and Nelson Diaz  
Decline: none  
Refused: none  
Absent: Gerald Marston and Enid Lorenzo

5. **411 NE 69<sup>TH</sup> STREET  
PALM GROVE HISTORIC DISTRICT**  
Application of a certificate of Appropriateness for the construction of a new single family home on a vacant lot.

**Resolution HEPB-2012-05  
Motion Approved 7 to 0**

Moved: David Freedman  
Second: Gary Appel  
In Favor: William Hopper, Lynn Lewis, Jorge Kuperman, David Freedman, Gary Appel, Gary Hecht, and Nelson Diaz  
Decline: none  
Refused: none  
Absent: Gerald Marston and Enid Lorenzo  
Comment: The entry and lighting features shall be resolved between the architect and preservation officer.

6. **668 NW NORTH RIVER DRIVE  
SPRING GARDEN HISTORIC DISTRICT**  
Application of a certificate of Appropriateness for a new stair, handrail, handicap lift, front gate, and windows replacement.

**Resolution HEPB-2012-06  
Motion Approved with Conditions 7 to 0**

Moved: Lynn Lewis  
Second: Jorge Kupperman  
In Favor: William Hopper, Lynn Lewis, Jorge Kuperman, David Freedman, Gary Appel, Gary Hecht, and Nelson Diaz  
Decline: none  
Refused: none  
Absent: Gerald Marston and Enid Lorenzo  
Conditions:

- 1. The fencing and house railings (front and rear)



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**7. 6200 BISCAYNE BLVD  
SHALIMAR MOTEL  
MIMO HISTORIC DISTRICT**  
Application of a Certificate of Appropriateness  
for remodeling and fencing.

- shall be the same color and the railings shall have similar ornamentation than the existing one to be replaced.
- 2. A transom window over the door along rear façade shall remain and match all other glass,
- 3. All windows will match existing opening sizes,
- 4. All glass shall be clear and,
- 5. The south side of new handicap lift shall be screened.

**ITEM CONTINUED  
Motion 7 to 0**

Moved: Jorge Kupperman  
Second: Lynn Lewis  
In Favor: William Hopper, Lynn Lewis, Jorge Kuperman,  
David Freedman, Gary Appel, Gary Hecht, and  
Nelson Diaz  
Decline: none  
Refused: none  
Absent: Gerald Marston and Enid Lorenzo.  
Comment: The applicant shall bring a complete application  
on the March 6 HEP Board meeting.

**BOARD ITEMS**

Update on the City's efforts to secure Unsafe structures. Discussion on current procedures and ways to facilitate coordination between the Unsafe Structures Board and Preservation Board.

**MEETING ADJOURNMENT**

5:45 PM

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.