CITY OF MIAMI  
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD  
MINUTES  

JULY 20, 2004
CITY HALL, 3500 PAN AMERICAN DRIVE
3:00 P.M.
DINNER KEY, MIAMI, FLORIDA

ROLL CALL

3:24 P.M.
Present: Alvarado, Caporelli, Fernandez, Barber, Black, Penelas, Parrish, Solera
Absent: Appel, Marston
Note: Mr. Appel arrived at 3:40 P.M.
Mr. Alvarado left at 5:50 P.M.

APPROVAL OF MINUTES FROM THE MEETING OF JUNE 15, 2004
Deferred

PUBLIC HEARING ITEMS

1. U.S. Coast Guard Air Station at Dinner Key
   2600 South Bayshore Drive

   Consideration of approval of historic site 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 No. 2004-52
   Approved 8 to 0
   Moved: Solera
   Second: Caporelli
   Absent: Appel, Marston

2. Buena Vista Post Office/Moore Furniture Building
   4000-4040 NE 2nd Avenue

   Consideration of approval of historic district 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 No. 2004-53
   Approved 8 to 0
   Moved: Penelas
   Second: Solera
   Absent: Appel, Marston
3. Lummus Park Historic District
   Area Generally Bounded By NW 4th Street on the north, NW 3rd Court on the east, NW 2nd Street on the south, and NW North River Drive on the west

   Consideration of approval of historic district 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 No. 2004-54
   Approved 9 to 0
   Moved: Solera
   Second: Caporelli
   Absent: Marston

4. Lummus Park National Register Historic District
   Area Generally Bounded By NW 4th Street on the north, NW 3rd Court on the east, NW 2nd Street on the south, and NW North River Drive on the west

   Review of a nomination to the National Register of Historic Places, pursuant to the provisions of the Florida Certified Local Government Guidelines.

   Resolution No. 2004-55
   Approved 9 to 0
   Moved: Penelas
   Second: Caporelli
   Absent: Marston

18. Stewart House
   4116 SW 37th Avenue

   Preliminary evaluation of a proposal for designation for conformance with the criteria for designation as a historic site.

   Resolution No. 2004-56
   Approved 9 to 0
   Moved: Solera
   Second: Appel
   Absent: Marston

5. Buena Vista East Historic District
   146 NE 47th Street

   Application for a Certificate of Appropriateness, after the fact, for the installation of a six foot high metal fence at the front property line and for window enclosure.

   (This item was continued from the meeting of June 15, 2004)

   Resolution No. 2004-57
   Approved 9 to 0
   Moved: Penelas
   Second: Black
   Absent: Marston
6. Spring Garden Historic District
1010 NW 9th Court

Application for a Certificate of Appropriateness for the complete demolition of the subject property and for the construction of a new single family residence and site improvements including a pool, patio and hedge.

(This item was continued from the meetings of May 18, 2004 and June 15, 2004.)

Motion to defer item with the consent of applicant
Approved 9 to 0
Moved: Solera
Second: Caporelli
Absent: Marston

7. Approximately 1563 S Miami Avenue

Application for a Certificate of Approval for pool installation within an Environmental Protection District.

Motion to defer item with the consent of applicant (not a complete application)
Approved 9 to 0
Moved: Solera
Second: Penelas
Absent: Marston

8. Approximately 1555 S Miami Avenue

Application for a Certificate of Approval for the construction of a single family home within an Environmental Protection District.

Resolution No. 2004-58
Approved 9 to 0
Moved: Penelas
Second: Parrish
Absent: Marston

8a. Approximately 1866 Tigertail Avenue

Appeal of a decision of the Code Enforcement Office, denying an application for a tree removal permit.

Motion to defer item with the consent of applicant
Approved 9 to 0
Moved: Solera
Second: Caporelli
Absent: Marston

12. Buena Vista East Historic District
32 NE 44th Street

Application for a Certificate of Appropriateness, after-the-fact, for the installation of windows.

Resolution No. 2004-59
Approved 8 to 0
Moved: Penelas
Second: Solera
Absent: Alvarado, Marston
9. Morningside Historic District  
   5901 NE 6th Court  
   Application for a Certificate of Appropriateness for the  
   replacement of an existing gravel roof with flat tile.  
   Withdrawn by applicant

10. Bayside Historic District  
    642 NE 69th Street  
    Application for a Certificate of Appropriateness for new  
    construction, including a rear addition, a detached  
    garage and a swimming pool.  
    Motion to defer with the consent  
    of applicant  
    Approved 8 to 0  
    Moved:  Penelas  
    Second:  Solera  
    Absent:  Alvarado, Marston

11. Bayside Historic District  
    900 NE 71st Street  
    Application for a Certificate of Appropriateness, after-  
    the-fact, for a hedge at the front property line.  
    Resolution No. 2004-60  
    Denied 8 to 0  
    Moved:  Solera  
    Second:  Penelas  
    Absent:  Alvarado, Marston

13. Lummus Park Historic District  
    453 NW 3rd Street (Temple Court Apartments)  
    Application for a Certificate of Appropriateness for the  
    complete rehabilitation of the subject property.  
    Resolution No. 2004-61  
    Approved 8 to 0  
    Moved:  Penelas  
    Second:  Solera  
    Absent:  Alvarado, Marston

14. Lummus Park Historic District  
    431 NW 3rd Street (Temple Court Annex)  
    Application for a Certificate of Appropriateness for the  
    complete rehabilitation of the subject property.  
    Resolution No. 2004-62  
    Approved 8 to 0  
    Moved:  Penelas  
    Second:  Caporelli  
    Absent:  Alvarado, Marston

15. Villa Magna  
    1201 Brickell Bay Drive  
    Application for a Certificate of Appropriateness for  
    ground disturbing activity involving new construction  
    within an Archeological Conservation Area.  
    Resolution No. 2004-63  
    Approved 8 to 0  
    Moved:  Parrish  
    Second:  Caporelli  
    Absent:  Alvarado, Marston
16. Terrazas Riverpark Village  
1861 N.W. South River Drive  
Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.

17. Premiere Towers  
29-59 SW 9th Street & 830-850 South Miami Avenue  
Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.

19. Approximately 3503 Main Lodge Drive  
Application for a Certificate of Approval for the removal and relocation of trees to accommodate new construction within an Environmental Preservation District.

20. Approximately 3503 Banyan Circle  
Application for a Certificate of Approval for the removal of trees to accommodate new construction within an Environmental Preservation District.

21. Ransom Everglades Middle School  
Approximately 1990 – 2020 Tigertail Avenue and 2015 – 2045 Bayshore Drive  
Application for a Certificate of Approval for the removal and relocation of trees to accommodate new construction within an Environmental Preservation District.
22. Pan American Seaplane Base  
2640 South Bayshore Drive

Application for a Certificate of Appropriateness for the construction of a pergola and for both monument and wall signage.

Resolution No. 2004-69  
Approved 8 to 0  
Moved: Parrish  
Second: Penelas  
Absent: Alvarado, Marston

NEW BUSINESS

1. Change of meeting day.

ADJOURNMENT

9:44 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.

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 AND ZONING 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.