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
1, and March 1, 2005.)

Withdrawn by applicant.
2. Sheraton Biscayne Bay Redevelopment  
   495 Brickell Avenue  
   Application for a Certificate of Appropriateness for ground  
   disturbing activity involving new construction within an  
   Archeological Conservation Area.  
   (This item was continued from the meetings of November  
   29, 2004, January 4, 2005, February 1, and March 1,  
   2005.)  

Withdrawn by applicant.

3. 1700 NW North River Drive  
   Appeal of a decision of the Code Enforcement Office  
   concerning the approval of an application for a tree  
   removal permit.  
   (This item was continued from the meeting of February 1,  
   2005.)  

Withdrawn by applicant.

4. 2800 Jefferson Street  
   Appeal of a decision of the Code Enforcement Office  
   concerning the approval of an application for a tree  
   removal permit.  
   (This item was continued from the meetings of January 4,  
   and March 1, 2005.)  

Resolution No. 2005-16  
(denial of appeal)  
Moved: Solera  
Second: Caporelli  
Absent: Appel, Fernandez, Penelas

5. George Nolan House  
   1548 Brickell Avenue  
   Application for a Certificate of Appropriateness for the  
   installation of a temporary banner at the rooftop  
   balustrade.  
   (This item was continued from the meetings of February 1,  
   and March 1, 2005.)

Motion to defer item  
because applicant was  
not present.  
Approved 7 to 0  
Moved: Marston  
Second: Solera  
Absent: Appel, Fernandez, Penelas
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
10. Coastal on the River  
2215 NW 14th Street  
Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.

Resolution No. 2005-20  
Approved 6 to 0  
Moved: Appel  
Second: Solera  
Absent: Alvarado, Fernandez, Marston, Penelas

11. Miami River Rapids Archeological Zone  
Miami River Rapids  
1851 Delaware Parkway  
Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Zone and an Archeological Conservation Area.

Resolution No. 2005-21  
Approved 8 to 0  
Moved: Solera  
Second: Caporelli  
Absent: Fernandez, Penelas

12. Great Abaco Condominium  
3310-3330 Grand Avenue  
Application for a Certificate of Approval for the removal and relocation of trees to accommodate new construction within an Environmental Preservation District.

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

13. Number 1 Pallbearers Association of America Building  
801 NW 62nd Street  
Preliminary evaluation of a proposal for designation for conformance with the criteria for designation as a historic site.

Resolution No. 2005-22  
Approved 8 to 0  
Moved: Solera  
Second: Seco  
Absent: Fernandez, Penelas

14. Laborers Union Local 478  
799 NW 62nd Street  
Preliminary evaluation of a proposal for designation for conformance with the criteria for designation as a historic site.

Resolution No. 2005-23  
Approved 8 to 0  
Moved: Marston  
Second: Caporelli  
Absent: Fernandez,
15. Gold Coast Pharmacy  
2401 – 2435 Biscayne Boulevard  

Preliminary evaluation of an amendment to an existing designation report to correct the address, boundary description, map, and description.

Resolution No. 2005-24  
Approved 8 to 0  
Moved: Seco  
Second: Marston  
Absent: Fernandez, Penelas

16. South River Drive Historic District  
104 SW South River Drive  

Application for a Certificate of Appropriateness for the replacement of a wood shingle roof with a metal roof.

Resolution No. 2005-25  
Approved 7 to 0  
Moved: Seco  
Second: Marston  
Abstain: Caporelli  
Absent: Fernandez, Penelas

17. Morningside Historic District  
679 NE 58th Street  

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

Resolution No. 2005-26  
Approved 5 to 2  
Moved: Appel  
Second: Marston  
Noes: Caporelli, Solera  
Absent: Fernandez, Penelas, Seco

18. Lummus Park Historic District  
360 NW 3rd Street  

Application for a Certificate of Appropriateness for the construction of an addition to the recreation building, a basketball court, and site improvements.

Resolution No. 2005-27  
Approved 5 to 1  
Moved: Barber  
Second: Appel  
Noes: Seco  
Absent: Alvarado, Fernandez, Marston, Penelas

19. Lummus Park Historic District  
421 NW 3rd Street  

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

Resolution No. 2005-28  
Approved 5 to 1  
Moved: Caporelli  
Second: Seco  
Noes: Appel  
Absent: Alvarado, Fernandez,
20. Pan American Seaplane Base  
2640 South Bayshore Drive  
Application for a Certificate of Appropriateness for the installation of rooftop mechanical equipment.

21. Buena Vista East Historic District  
4218 NE 2nd Avenue  
Application for a Certificate of Appropriateness for the installation of signage at the second story.

22. Morningside Historic District  
540 NE 55th Street  
Application for a Certificate of Appropriateness for the replacement of a flat tile roof with barrel tiles.

23. Brickell View Terrace  
940 SW 1st Avenue  
Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Zone and an Archeological Conservation Area.

24. Urban River  
Approximately 650 NW 8th Street  
Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within 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.

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.
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.