JUNE 3, 2008  
3:00 P.M. 

CITY OF MIAMI  
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD  
MINUTES  
JUNE 3, 2008 CITY HALL, 3500 PAN AMERICAN DRIVE  
DINNER KEY, MIAMI, FLORIDA  

ROLL CALL  
3:08 P.M.  
Present: Barber, Broton, Freedman, Grafton, Hopper, Lorenzo, Marston,  
Absent: Appel, Seco  
Mr. Appel arrived at 4:00 p.m.  

APPROVAL OF MINUTES FROM THE MEETING  
OF  
MAY 6, 2008  
Approved 7 to 0  
Moved: Hopper  
Second: Grafton  
Absent: Appel, Seco  

PUBLIC HEARING ITEMS  
1. MiMo/Biscayne Boulevard Historic District  
6405 Biscayne Boulevard  
HP-2008-45  

Application for a Certificate of Appropriateness for the new construction of a car wash.  
(This item was continued from the meeting of May 6, 2008.)  

Resolution No. 2008-36  
Approved: 5 to 2 subject to the following conditions:  
1. The siting of the building shall be parallel to Biscayne Boulevard.  
2. The amount of asphalt paving shall be reduced by its replacement with decorative pavers.  
3. The eight additional conditions supplied by the applicant as part of the presentation to the HEP Board shall be followed, to wit:  
1) During weekdays, six employees will be wiping down vehicles. On weekends that number will increase to nine persons in an effort to make the process move faster and not clog traffic in the adjacent neighborhood.  
2) The hours of operation will be 8:00 a.m. to 8:00 p.m.  
3) Applicant agrees to increase the existing wall on the east side of the project from four feet to eight feet in order to buffer the noise exposure to abutting residents.  
4) Applicant will use low frequency blowers emitting less noise.
2. Morningside Historic District  
465 NE 56th Street  
HP-2008-104  
Resolution No. 2008-37  
Approved: 8 to 0 subject to the following condition:  
1. All glass shall be clear.  
Moved: Hopper  
Second: Marston  
Absent: Seco

Application for a Certificate of Appropriateness for the installation of new windows and doors.

3. Morningside Historic District  
499 NE 55th Terrace  
HP-2008-81  
Resolution No. 2008-38  
Approved: 8 to 0 subject to the following condition:  
The amount of paving material on the secondary elevation at the parking area will be reduced and replaced with grass or low plantings.

Application for a Certificate of Appropriateness for the expansion and addition of walkways and driveways; the installation of new pavers; and

5) Cars will move through the wash facility on conveyor belts. Engines will be turned off.
6) Applicant shall monitor music emitted from the property to avoid spill-over to abutting neighborhoods.
7) There will be children’s activities to hold their attention during the wash.
8) Automobile cleaning supplies will not be sold over the counter.
4. A coffee shop that is pedestrian friendly shall be developed in the waiting area of the building.
5. The applicant shall work with the MiMo Biscayne Association to relocate and restore the Coppertone sign.
6. The proposed new location of the Coppertone sign shall be approved by the Historic and Environmental Preservation Board.

Moved: Marston  
Second: Freedman  
Noes: Broton, Lorenzo  
Absent: Seco
CITY OF MIAMI
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES

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DINNER KEY, MIAMI, FLORIDA

landscape redesign. Moved: Marston
Second: Freedman
Absent: Seco

4. 10-20 NE 53rd Street & 11 NE 52nd Terrace
EPD–2008-49

Application for a Certificate of Approval for the
removal and relocation of trees to accommodate a
new parking lot within an Environmental
Preservation District.

Resolution No. 2008-39
Approved: 8 to 0 subject to the
following condition:
1. A landscape architect shall be
required to monitor construction and
to insure minimum root damage for
the trees’ best chance of survival.
Moved: Marston
Second: Broton
Absent: Seco

5. MiMo/Biscayne Boulevard Historic District
5950 Biscayne Boulevard
HP-2008-110

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

Resolution No. 2008-40
Approved 8 to 0 subject to the
following condition:
1. All glass shall be clear.
Moved: Marston
Second: Hopper
Absent: Seco

ADJOURNMENT
4:20 P.M.

ANY PERSON WHO RECEIVES COMPENSATION, REMUNERATION OR EXPENSES FOR CONDUCTING
LOBBING ACTIVITIES IS REQUIRED TO REGISTER AS A LOBBYST 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.