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

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

Approved 6 to 0
Moved: Kuperman
Second: Barber
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
HP-2010-42
Application for a Certificate of Appropriateness for the installation of an ATM and awnings on the secondary facade.
Moved: Marston
Second: Lorenzo
Absent: Appel, Freedman, Zamanillo

2. Palm Grove Neighborhood Historic District
525 NE 64th Street
HP-2010-43
Application for a Certificate of Appropriateness for the installation of a circular driveway and metal gates on either side of the residence.

(This item was continued from the meeting of April 6, 2010.)
Moved: Marston
Second: Lorenzo
Absent: Appel, Freedman, Zamanillo

3. MiMo/Biscayne Boulevard Historic District
6151 Biscayne Boulevard
HP-2010-48
Application for a Certificate of Appropriateness for the construction of a new retail commercial building.
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

5. Morningside Historic District
665 NE 58th St.
HP-2010-51
Application for a Certificate of Appropriateness for the enclosure of an existing utility room, construction of a second floor balcony on the rear
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

6. Morningside Historic District
665 NE 58th St.
HP-2010-51
Application for a Certificate of Appropriateness for the enclosure of an existing utility room, construction of a second floor balcony on the rear
Resolution HEPB-2010-26
Approved 5 to 0
Moved: Marston
Second: Lorenzo
Absent: Appel, Freedman, Kuperman, Zamanillo
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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.

This item was deferred indefinitely.
Approved 5 to 0
Moved: Barber
Second: Graboski
Absent: Appel, Freedman, Lorenzo, Zamanillo

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.

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.