

CITY OF MIAMI
PLANNING DEPARTMENT

Staff Report & Recommendation

To: Chairperson and Members
Historic Environmental Preservation Board

From: Megan Schmitt
Preservation Officer

Applicant: Ana Maria Caballero, President, of Trifecta 7320 Biscayne LLC

Subject: Item No. 7 – 7320 Biscayne Boulevard

Ana Maria Caballero, President, of Trifecta 7320 Biscayne LLC of the subject property located within MiMo/BiBo Historic District, is requesting the approval of an Ad Valorem Tax Exemption for Historic Properties Part II.

BACKGROUND: The Ad Valorem Part I application was approved by the HEPB on September 2, 2014 under HEPB-R-14-037. The approval included an exterior and interior renovation that were approved under a separate HEPB application.

Prior to applying for the Ad Valorem Part I, the applicant came before the HEPB on September 9, 2013 for a Special Certificate of Appropriateness. This Special COA included the relocation of the entry door to the north end of the façade to accommodate an internal ADA ramp; tile finishing on the façade, new aluminum finishing of the marquee, open a large storefront window, and to raise the parapet to accommodate signage. This work was approved under HEPB Resolution HEPB-R-13-052 with the following conditions:

1. The entrance door shall be kept on its original location and may be lowered to the sidewalk level.
2. The 3 vertical narrow windows at the north end of the façade shall be preserved.
3. All glass shall be clear.

The applicant also applied for parking waiver at the same HEPB hearing of September 9, 2013 which was granted without conditions (HEPB-R-13-048).

The applicant also proposed total interior and rear renovations of the property which were not reviewed by the HEPB on September 9th

because these items are not visible from the street, but were considered as part of the Ad Valorem Tax Exemption application. The work that is located out of the public right-of-way included the following items:

1. Removal and replacement of all windows with impact resistant windows
2. Removal and replacement of all doors
3. Removal of all interior partitions and finishes
4. Plumbing and electrical work
5. Re-roof and roof reinforcement

THE PROPERTY:

The subject property is a contributing resource within the MiMo Historic District. The building is a one-story commercial building built in 1953 and represents a typical example of Masonry Vernacular Commercial architectural style, with Modern style features.

HISTORIC PICTURE:



ANALYSIS: The Preservation Office staff inspected the property on July 14, 2016 and in accordance with *Division 2 - Sec. 23-19* of the City Code and found that the work complies with HEPB-R-13-052.

STAFF RECOMMENDATION:

The Preservation Office recommends **Approval** of the application for Ad Valorem Tax Exemption for Historic Properties Part II.