

CITY OF MIAMI
PLANNING DEPARTMENT

Staff Report & Recommendation

To: Chairperson and Members
Historic Environmental Preservation Board

From: Megan Schmitt
Preservation Officer

Applicant: **Jaime Remond, Vice President of Franchise, OXXO Care Cleaners**

Subject: **Item No. 12 – 6630 Biscayne Blvd**

Jaime Remond, Vice President of Franchise, OXXO Care Cleaners of the subject property located in the MiMo/BiBo Historic District, is requesting the approval of plans for exterior alterations.

BACKGROUND: In December of 2014, the property owner came before the HEPB to request exterior alterations to the front façade, specifically the reconfiguration and elongation of the original openings and the removal of the planters. The HEPB approved this application under HEPB-R-14-059 with the following conditions:

1. All glass utilized in windows and storefronts shall be clear
2. The double door and paint color shall be administratively approved by the preservation office.
3. All brick veneer and the knee wall shall remain.
4. The parapet, signage, landscaping, fencing, and columns are withdrawn by the applicant and will be addressed in a separate application.

THE PROPERTY: The subject property is a non-contributing concrete block and stucco building in the MiMo Historic District. This one-story structure was built in 1950 as an office building and the most significant change that has occurred is the replacement of the original windows and doors.

HISTORIC PICTURE:



ANALYSIS:

The proposal calls for the installation of a garment retriever machine and drop-off box within the storefront windows, removal of the planter box, extension of the sidewalk, placement of new freestanding planters, and new signage.

The plans show the placement of the garment retriever machine and drop-off box to be located in the center of the storefront windows. Staff would suggest that the applicant move the garment retriever machine and drop-off box to the two storefront windows on the right rather than having them centered within the storefront.

Additionally, the applicant is requesting for the removal of the planter box in front of the storefront. One of the conditions of the previous HEPB approval was to retain this planter as part of the exterior modifications. Staff suggests that the planter remain, with only a portion removed to allow for the placement of the garment retriever machine and drop-off box, with new landscaping placed within the planter box. Staffs also suggests that the applicant create a landscaped buffer between the parking lot of OXXO Cleaners and Mercy Supermarket to discourage patrons of the neighboring retail establishment from using their lot.

The sign shown in the elevation mock-up of the proposed storefront, does not have dimensions or materials shown. As per the Historic Design Guidelines and the Sign Design Standards, channel letter

signs are acceptable. Staff would request that the applicant utilize open faced channel letters rather than a channel letter sign. Dimensions and placement can be approved by staff at a later date.

STAFF RECOMMENDATION:

The Preservation Office recommends that the application for a **Special Certificate of Appropriateness** for the exterior alterations to be **Approved with Conditions**.

1. Move the garment retriever machine and drop-off box to the two storefront windows on the right rather than having them centered within the storefront – with the garment retriever machine in the storefront on the farthest right.
2. The planter box is to remain, with only a portion removed to allow for the placement of the garment retriever machine and drop-off box, with new landscaping placed within the planter box.
3. Provide a landscaped buffer between the parking lot for OXXO Cleaners and Mercy Supermarket.
4. This Certificate of Appropriateness is subject to approval by zoning, building, and all other required city departments.