

City of Miami

*City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com*



Meeting Agenda

Friday, September 9, 2016

3:00 PM

Miami City Hall

Historic and Environmental Preservation Board

*William E. Hopper, Jr., Chairperson
Lynn B. Lewis, Vice-Chair
David Freedman, Member
Jonathan Gonzalez, Alternate Member
Hugh Ryan, Member
Jordan Trachtenberg, Member
Todd Tragash, Member*

LOBBYIST NOTE

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 AT 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 Miami Historic and Environmental Preservation Board with respect to any matter to be considered at this meeting, that person will need a record of the proceedings and may need to 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).

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

SWEARING OF PUBLIC

HEPB.2

16-00880

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF FOUR THREE-STORY TOWNHOUSES AT THE PROPERTIES LOCATED AT APPROXIMATELY 421 NORTHEAST 71 STREET, 419 NORTHEAST 71ST STREET, 7101 NORTHEAST 4TH COURT, AND 7103 NORTHEAST 4 COURT, WITHIN THE PALM GROVE HISTORIC DISTRICT.

LOCATION: Approximately 421 NE 71st Street, 419 NE 71st Street, 7101 NE 4th Court, and 7103 NE 4th Court [Commissioner Keon Hardemon - District 5]

APPLICANT(S): Carlos Aya, Owner of Onecore Construction Management

FINDING(S):

PRESERVATION OFFICE: Recommended the item be continued.

PURPOSE: This will allow for the construction of a four townhomes.

16-00880 09-09-16 HEPB Staff Analysis.pdf

HEPB.3

16-00878

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE NEW CONSTRUCTION OF A SINGLE FAMILY HOME TO BE LOCATED AT APPROXIMATELY 142 NORTHEAST 44TH STREET, WITHIN THE BUENA VISTA EAST HISTORIC DISTRICT.

LOCATION: Approximately 142 NE 44 Street [Commissioner Keon Hardemon - District 5]

APPLICANT(S): Kenneth Lieber and Peter Hawrylewicz, Owners

FINDING(S):

PRESERVATION OFFICE: Recommended the item be continued.

PURPOSE: This will allow for the new construction of a single-family home.

16-00878 07-05-16 HEPB Analysis & Supporting Docs.pdf

HEPB.4

16-00872-2

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE NEW CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE TO BE LOCATED AT APPROXIMATELY 1015 NORTHWEST 10TH COURT, WITHIN THE SPRING GARDEN HISTORIC DISTRICT.

LOCATION: 1015 NW 10th Court [Commissioner Keon Hardemon - District 5]

APPLICANT(S): Luiz Roberto Melo, Owner

FINDING(S):

PRESERVATION OFFICE: Recommended the item be continued.

PURPOSE: This will allow for the new construction of a single-family residence.

16-00872-2 09-09-16 HEPB Staff Analysis.pdf

HEPB.5

16-01140

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD SUPPORTING THE LISTING OF THE COCONUT GROVE PLAYHOUSE, LOCATED AT 3500 MAIN HIGHWAY, ON THE NATIONAL REGISTER DUE TO ITS SIGNIFICANCE IN THE HISTORICAL HERITAGE OF THE CITY OF MIAMI, AND BECAUSE IT HAS BEEN FOUND TO POSSESS INTEGRITY OF DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING AND ASSOCIATION, HENCE MEETING CRITERIA 3,5 AND 6 OF SECTION 23-4 (A) OF THE CITY CODE.

LOCATION: 3500 Main Highway [Commissioner Ken Russell - District 2]

APPLICANT(S): Historic and Environmental Preservation Board

FINDING(S):

PRESERVATION OFFICE: Recommended approval

PURPOSE: This will communicate the Historic and Environmental Preservation Board's support of the Coconut Grove Playhouse being listed in the National Register to the City Commission.

16-01140 09-09-16 HEPB Draft Resolution.pdf

HEPB.6

16-00406

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING CORAL ROCK WALL LOCATED AT APPROXIMATELY 2323 SOUTH MIAMI AVENUE.

LOCATION: Approximately 2323 S. Miami Avenue [Commissioner Ken Russell - District 2]

APPLICANT(S): Jose Gregorio Diaz Perdomo, Owner

FINDING(S):

PRESERVATION OFFICE: Recommended approval with conditions.

PURPOSE: This will allow for alterations to an existing coral rock wall in conjunction with a new residential development project planned for the site.

16-00406 09-09-16 HEPB Staff Analysis.pdf

16-00406 09-09-16 HEPB Supporting Documents.pdf

HEPB.7

16-01141

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR AN AD VALOREM TAX EXEMPTION PART TWO TO BE LOCATED AT APPROXIMATELY 7320 BISCAYNE BOULEVARD, WITHIN THE MIAMI MODERN/BISCAYNE BOULEVARD HISTORIC DISTRICT.

LOCATION: 7320 Biscayne Boulevard [Commissioner Keon Hardemon - District 5]

APPLICANT(S): Ana Maria Caballero, President of Trifecta 7320 Biscayne LLC

FINDING(S):

PRESERVATION OFFICE: Recommend approval

PURPOSE: This will allow for an Ad Valorem tax exemption.

16-01141 09-09-16 HEPB Staff Analysis.pdf

HEPB.8

16-01142

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR SITE IMPROVEMENTS TO THE FRONT YARD LOCATED AT APPROXIMATELY 643 NORTHEAST 69TH STREET, WITHIN THE BAYSIDE HISTORIC DISTRICT.

LOCATION: 544 NE 58th Street [Commissioner Keon Hardemon - District 5]

APPLICANT(S): James Barrett, Owner

FINDING(S):

PRESERVATION OFFICE: Recommended the item be approved with conditions.

PURPOSE: This will allow for site improvements to the front yard.

16-01142 09-09-16 HEPB Staff Analysis.pdf

HEPB.9

16-01143

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR A NEW ROOFTOP ADDITION AND EXTERIOR RESTORATION TO BE LOCATED AT APPROXIMATELY 1737 NORTH BAYSHORE DRIVE, AN INDIVIDUAL HISTORIC RESOURCE.

LOCATION: 1737 North Bayshore Drive [Commissioner Ken Russell - District 2]

APPLICANT(S): Carmine Zayoun, Manager of MWC Development, LLC

FINDING(S):

PRESERVATION OFFICE: Recommended the item be approved with conditions.

PURPOSE: This will allow for a new rooftop addition and exterior restoration.

16-01143 09-09-16 HEPB Application & Supporting Documents.pdf

HEPB.10

16-01144

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR A WAIVER OF 100% PARKING REQUIRED BY MIAMI 21 TO BE LOCATED AT APPROXIMATELY 1737 NORTH BAYSHORE DRIVE, AN INDIVIDUAL HISTORIC RESOURCE.

LOCATION: 1737 N. Bayshore Drive [Commissioner Ken Russell - District 2]

APPLICANT(S): Carmine Zayoun, Manager of MWC Development, LLC

FINDING(S):

PRESERVATION OFFICE: Recommended approval with conditions.

PURPOSE: This will allow for a waiver of 100% parking required by Miami 21.

16-01144 09-09-16 HEPB Application & Supporting Documents.pdf

HEPB.11

16-01145

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR RECONSTRUCTION OF TEN STORIES AND RESTORATION OF THE FRONT FACADE AT THE PROPERTY LOCATED AT APPROXIMATELY 139 NORTHEAST FIRST STREET, WITHIN THE DOWNTOWN MIAMI COMMERCIAL HISTORIC DISTRICT.

LOCATION: Approximately 139 NE 1 Street [Commissioner Ken Russell - District 2]

APPLICANT(S): Matthieu Merchadou, Member - Melki of Dream Downtown Miami, LLC

FINDING(S):

PRESERVATION OFFICE: Recommended approval with conditions.

PURPOSE: This will allow for the reconstruction of ten stories and restoration of the front facade.

16-01145 09-09-16 HEPB Application & Supporting Documents.pdf

HEPB.12

16-01146

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR ALTERATIONS AT THE PROPERTY LOCATED AT APPROXIMATELY 6630 BISCAYNE BOULEVARD, WITHIN THE MIAMI MODERN/BISCAYNE BOULEVARD HISTORIC DISTRICT.

LOCATION: Approximately 6630 Biscayne Boulevard [Commissioner Keon Hardemon - District 5]

APPLICANT(S): Jaime Remond, Vice President of Franchise, OXXO Care Cleaners

FINDING(S):

PRESERVATION OFFICE: Recommended approval with conditions.

PURPOSE: This will allow for exterior alterations.

16-01146 09-09-16 HEPB Staff Analysis.pdf

HEPB.13

16-01147

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR AFTER-THE-FACT WINDOW REPLACEMENTS TO BE LOCATED AT APPROXIMATELY 4600 NORTHEAST 1ST AVENUE, WITHIN THE BUENA VISTA EAST HISTORIC DISTRICT.

LOCATION: 4600 NE 1st Avenue [Commissioner Keon Hardemon - District 5]

APPLICANT(S): Evelyn D'An, Owner

FINDING(S):

PRESERVATION OFFICE: Recommended denial

PURPOSE: This will allow for after-the-fact window replacements.

16-01147 09-09-16 HEPB Application & Supporting Documents.pdf

HEPB.14

16-01148

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR AN ENCLOSURE TO THE GARAGE LOCATED AT APPROXIMATELY 544 NORTHEAST 58TH STREET, WITHIN THE MORNINGSIDE HISTORIC DISTRICT.

LOCATION: 544 NE 58th Street [Commissioner Ken Russell - District 2]

APPLICANT(S): Olga Zapata, Owner

FINDING(S):

PRESERVATION OFFICE: Recommended the item be approved with conditions.

PURPOSE: This will allow for an enclosure to the garage.

16-01148 09-09-16 HEPB Application & Supporting Documents.pdf

HEPB.15

16-01149

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR A NEW ADDITION TO AN EXISTING STRUCTURE LOCATED AT APPROXIMATELY 871 NORTHEAST 71st STREET, WITHIN THE BAYSIDE HISTORIC DISTRICT.

LOCATION: 871 NE 71st Street [Commissioner Keon Hardemon - District 5]

APPLICANT(S): Luis Montero

FINDING(S):

PRESERVATION OFFICE: Recommended the item be approved with conditions.

PURPOSE: This will allow for a new addition to an existing structure.

16-01149 09-09-16 HEPB Application & Supporting Documents.pdf

HEPB.16

16-01150

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD APPROVING OR DENYING AN APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR RESTORATION AND NEW CONSTRUCTION TO BE LOCATED AT APPROXIMATELY 6150 BISCAYNE BOULEVARD, WITHIN THE MIAMI MODERN/BISCAYNE BOULEVARD HISTORIC DISTRICT.

LOCATION: 6150 Biscayne Boulevard [Commissioner Keon Hardemon - District 5]

APPLICANT(S): DB Lewis Architects, on behalf of Chirav Corporation, c/o Mr. Bharat Patel

FINDING(S):

PRESERVATION OFFICE: Recommended the item be continued.

PURPOSE: This will allow for restoration and new construction.

16-01150 09-09-16 HEPB Application & Supporting Documents.pdf

HEPB.17

16-01152

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD GRANTING OR DENYING THE APPEAL OF INTENDED DECISION BD15-015711-001 FILED BY THE GROVE TREE-MAN TRUST FOR THE PROPERTY LOCATED AT APPROXIMATELY 2958 BIRD AVENUE.

LOCATION: Approximately 2958 Bird Avenue [Commissioner Ken Russell - District 2]

APPELLANT(S): Jim McMaster, President of The Grove Tree-Man Trust

FINDING(S):

ENVIRONMENTAL RESOURCES OFFICE: Recommended approval of the Intended Decision BD15-015711-001.

PURPOSE: An appeal of an Intended Decision.

16-01152 09-09-16 HEPB Appeal & Supporting Docs.pdf

HEPB.18

16-01153

HEPB RESOLUTION

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD GRANTING OR DENYING THE APPEAL OF INTENDED DECISION BD16-00634-001 FILED BY THE GROVE TREE-MAN TRUST FOR THE PROPERTY LOCATED AT APPROXIMATELY 3099 INDIANA STREET.

LOCATION: Approximately 3099 Indiana Street [Commissioner Ken Russell - District 2]

APPELLANT(S): Jim McMaster, President of The Grove Tree-Man Trust

FINDING(S):

ENVIRONMENTAL RESOURCES OFFICE: Recommended approval of the Intended Decision BD16-00634-001.

PURPOSE: An appeal of an Intended Decision.

16-01153 09-09-16 HEPB Appeal and Supporting Documents.pdf

HEPB.19

HEPB RESOLUTION

16-01154

A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD GRANTING OR DENYING THE APPEAL OF INTENDED DECISION BD15-013307-001 FILED BY THE GROVE TREE-MAN TRUST FOR THE PROPERTY LOCATED AT APPROXIMATELY 3003 EMATHLA STREET.

LOCATION: Approximately 3003 Emathla Street [Commissioner Ken Russell - District 2]

APPELLANT(S): Jim McMaster, President of The Grove Tree-Man Trust

FINDING(S):

ENVIRONMENTAL RESOURCES OFFICE: Recommended approval of the Intended Decision BD15-013307-001.

PURPOSE: An appeal of an Intended Decision.

16-01154 09-09-16 HEPB Appeal & Supporting Documents.PDF