

**CITY OF MIAMI**  
**HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD**  
**MINUTES**

DECEMBER 16, 2003  
3:00 P.M.

CITY HALL, 3500 PAN AMERICAN DRIVE  
DINNER KEY, MIAMI, FLORIDA

**ROLL CALL**

3:12 P.M.

Present: Caporelli, Fernandez,  
Lamazares, Marston,  
Parrish, Payne

Absent: Appel, Haralson, Seco  
Solera

Note: Mr. Appel and  
Mr. Seco arrived at  
3:14 P.M.  
Mr. Marston left at 5:00  
P.M.

**APPROVAL OF MINUTES FROM THE MEETING OF  
NOVEMBER 16, 2003**

Motion to approve Minutes of  
November 16, 2003

Approved 8 to 0

Moved: Caporelli

Second: Parrish

Absent: Haralson, Solera

**PUBLIC HEARING ITEMS**

15. Grovenor  
Approximately 2610 Tigertail Avenue

Appeal of a decision of the NET Office, which approved  
a tree removal/tree relocation permit in conjunction with  
the construction of a multi-family project.

1. Bayside Historic District  
924 NE 71<sup>st</sup> Street

Application for a Certificate of Appropriateness for  
alterations to the subject property, including changes to  
the front driveway and walkway, the addition of planters  
at the front entrance, the replacement of doors and  
windows on the rear elevation, the installation of a pool  
and the construction of a fence at the rear property line  
(abutting NE 70<sup>th</sup> Street).

Item stayed per Zoning  
Ordinance Sec 1803.

Resolution 2003-78

Approved 8 to 0

Moved: Marston

Second: Caporelli

Absent: Haralson, Solera

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| <p>2. Buena Vista East Historic District<br/>43 NE 43<sup>rd</sup> Street</p> <p>Application for a Certificate of Appropriateness, after-the-fact, for the installation of windows.</p>   | <p>Resolution No. 2003-79<br/>Approved 8 to 0<br/>Moved: Lamazares<br/>Second: Appel<br/>Absent: Haralson, Solera</p>                |
| <p>3. Buena Vista East Historic District<br/>100 NE 46<sup>th</sup> Street</p> <p>Application for a Certificate of Appropriateness for the replacement of selected doors and windows.</p>   | <p>Resolution No. 2003-80<br/>Approved 8 to 0<br/>Moved: Lamazares<br/>Second: Caporelli<br/>Absent: Haralson, Solera</p>            |
| <p>4. Buena Vista East Historic District<br/>4719 N Miami Avenue</p> <p>Application for a Certificate of Appropriateness for the construction of a second story addition on the rear of the house.</p>  | <p>Resolution No. 2003-81<br/>Approved 8 to 0<br/>Moved: Marston<br/>Second: Caporelli<br/>Absent: Haralson, Solera</p>              |
| <p>5. Spring Garden Historic District<br/>1000 NW 10<sup>th</sup> Ct</p> <p>Application for a Certificate of Appropriateness for alterations to the subject property, including an addition.</p>  | <p>Resolution No. 2003-82<br/>Approved 7 to 0<br/>Moved: Marston<br/>Second: Seco<br/>Absent: Haralson, Solera</p>                   |
| <p>6. Spring Garden Historic District<br/>900 NW 7<sup>th</sup> Street Road</p> <p>Application for a Certificate of Appropriateness for alterations including the installation of a pool, the removal of palm trees and the construction of a deck.</p>   | <p>Motion to defer the item<br/>Approved 8 to 0<br/>Moved: Marston<br/>Second: Appel<br/>Absent: Haralson, Solera</p>                |
| <p>7. Spring Garden Historic District<br/>NW North River Drive between NW 11<sup>th</sup> Place and NW 7<sup>th</sup> Street Road</p> <p>Application for a Certificate of Appropriateness for the proposed infrastructure improvements as a part of the proposed Miami River Greenways project.</p> | <p>Resolution No. 2003-83<br/>Approved 7 to 0<br/>Moved: Lamazares<br/>Second: Parrish<br/>Absent: Haralson, Marston,<br/>Solera</p> |

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| <p>8. Morningside Historic District<br/>5968 NE 6<sup>th</sup> Court</p> <p>Application for a Certificate of Appropriateness for the removal of a concrete wall and chain link fence and the relocation of an existing hedge to a portion of the front property line.</p>                         | <p>Resolution No. 2003-84<br/>Approved 7 to 0<br/>Moved: Parrish<br/>Second: Lamazares<br/>Absent: Haralson, Marston,<br/>Solera</p>                    |
| <p>9. El Jardin<br/>3747 Main Highway</p> <p>Application for a Certificate of Appropriateness for the replacement of awning and jalousie windows on four porches.</p>   | <p>Resolution No. 2003-85<br/>Approved 7 to 0<br/>Moved: Lamazares<br/>Second: Parrish<br/>Absent: Haralson, Marston,<br/>Solera</p>                    |
| <p>10. Black Police Precinct and Courthouse<br/>1009 NW 5<sup>th</sup> Avenue</p> <p>Application for a Certificate of Appropriateness for the rehabilitation of the subject property.</p>   | <p>Resolution No. 2003-86<br/>Approved 6 to 0<br/>Moved: Lamazares<br/>Second: Parrish<br/>Abstain: Payne<br/>Absent: Haralson, Marston,<br/>Solera</p> |
| <p>11. River Place<br/>615 SW 2<sup>nd</sup> Avenue</p> <p>Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.</p>  | <p>Resolution No. 2003-87<br/>Approved 7 to 0<br/>Moved: Parrish<br/>Second: Caporelli<br/>Absent: Haralson, Marston,<br/>Solera</p>                    |
| <p>12. Dupont Plaza<br/>300 Biscayne Boulevard Way</p> <p>Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.</p>   | <p>Resolution No. 2003-88<br/>Approved 6 to 0<br/>Moved: Parrish<br/>Second: Caporelli<br/>Abstain: Appel<br/>Absent: Haralson, Marston,<br/>Solera</p> |
| <p>13. Miami River Village<br/>300-350 S Miami Avenue, 18-62 SW 3<sup>rd</sup> Street, 15-39<br/>and 24 SW 4<sup>th</sup> Street</p> <p>Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.</p> | <p>Resolution No. 2003-89<br/>Approved 7 to 0<br/>Moved: Parrish<br/>Second: Caporelli<br/>Absent: Haralson, Marston,<br/>Solera</p>                    |

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DECEMBER 16, 2003  
3:00 P.M.

CITY HALL, 3500 PAN AMERICAN DRIVE  
DINNER KEY, MIAMI, FLORIDA

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14. Tuscan Place  
501 NW 7<sup>th</sup> Avenue, 600-670 NW 6<sup>th</sup> Street, 621-647  
NW 5<sup>th</sup> Street

Application for a Certificate of Appropriateness for  
ground disturbing activity involving new construction  
within an Archeological Conservation Area.

**ADJOURNMENT**

Resolution No. 2003-90  
Approved 7 to 0  
Moved: Parrish  
Second: Caporelli  
Absent: Haralson, Marston,  
Solera

6:45 P.M.

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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 IN 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 HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT THIS MEETING, THAT PERSON SHALL 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).

ALL PERTINENT DOCUMENTS FOR THIS PUBLIC HEARING ARE AVAILABLE FOR REVIEW AT THE PLANNING AND ZONING DEPARTMENT, LOCATED AT 444 SW 2<sup>ND</sup> AVENUE, 3<sup>RD</sup> FLOOR, MIAMI, FLORIDA, 33130, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING REGULAR WORKING HOURS. PHONE: (305) 416-1409.

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**CITY OF MIAMI • PLANNING AND ZONING DEPARTMENT**

444 SW 2<sup>ND</sup> AVENUE, 3<sup>RD</sup> FLOOR • MIAMI, FLORIDA, 33130

PHONE (305) 416-1409

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