



City of Miami
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
MINUTES

October 2, 2012
2:00 P.M.

CITY HALL, 3500 PAN AMERICAN DRIVE
COCONUT GROVE, MIAMI, FLORIDA

ROLL CALL

2:10 p.m.
Present: Barber, Lewis, Graboski, Hopper, Hecht, Freedman
Absent: Marston, Kuperman, Diaz, Ryan

APPROVAL OF MINUTES FROM THE MEETING OF SEPTEMBER 4, 2012.

Minutes Approved 6 to 0

Moved: Graboski
Second: Hecht
In Favor: Barber, Lewis, Graboski, Hopper, Hecht, Freedman
Absent: Marston, Kuperman, Diaz, Ryan

PUBLIC HEARING ITEMS

Agenda Modifications

Item 8:

**1501 BRICKELL AVENUE
SAINT JUDE MELKITE CATHOLIC CHURCH**
Preliminary proposal for local designation of an individual historic resource

Item deferred 6 to 1 to the HEPB meeting of October 22, 2012 at 2pm at City Hall at the request of the Preservation Officer

Moved: Freedman
Second: Hecht
In Favor: Lewis, Graboski, Hopper, Hecht, Freedman, Kuperman
Against: Barber
Absent: Marston, Diaz, Ryan

Item 9:

**1 HERALD PLAZA
MIAMI HERALD BUILDING**
Preliminary proposal for local designation of an individual historic resource

Item deferred 6 to 1 to the HEPB meeting of October 22, 2012 at 2pm at City Hall at the request of the Preservation Officer

Moved: Lewis
Second: Freedman
In Favor: Lewis, Graboski, Hopper, Hecht, Freedman, Kuperman
Against: Barber
Absent: Marston, Diaz, Ryan

Old Business

Item 1:

**3925 LEAFY WAY
ENVIRONMENTAL PRESERVATION
DISTRICT #74**

Special Certificate of Environment Deferred 7 to 1 to the November 6, 2012 HEPB meeting at 3pm at City Hall or until an updated tree mitigation and tree protection plan are approved by Staff



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Application of a Special Certificate of Environment for after-the-fact tree removal, tree removal, tree relocation, and mitigation

Moved: Freedman
Second: Hecht
In Favor: Barber, Lewis, Graboski, Hopper, Hecht, Freedman, Ryan
Against: Kuperman
Absent: Marston, Diaz

Item 3:

3275 SW 22 STREET
CORAL WAY SCENIC TRANSPORTATION CORRIDOR
Code Enforcement violation for tree trimming in excess of twenty-five percent of existing tree canopy of thirty-five trees

Recommendation 7 to 1 that the case be referred to the Code Enforcement Board with the conditions outlined in the Staff Report

- 1. A certified arborist shall inspect each tree and determine one of the following next steps:
a. If a tree is considered to be hat-racked beyond recovery, it shall be removed.
b. If a tree is considered healthy enough to survive, the applicant shall apply for an after-the-fact tree trimming permit with applicable fees.
2. A certified arborist shall fertilize all trees with a root treatment to help the tree adjust to the stress of excessive trimming.
3. The applicant shall notice the Preservation Staff and HEPB of any Code violation appeals and all exhibits and information contained in this hearing and the conditions of the HEPB shall be included as evidence in the ongoing Code Enforcement proceedings.

Moved: Freedman
Second: Graboski
In Favor: Barber, Graboski, Hopper, Hecht, Freedman, Kuperman, Ryan
Against: Lewis
Absent: Marston, Diaz

Item 2:

481 NE 61 STREET
PALM GROVE HISTORIC DISTRICT
Proposal for Demolition of a single-family home at the request of the Unsafe Structures Unit of

Resolution HEPB-2012-60
Special Certificate of Appropriateness for Demolition Denied 8 to 0

Recommendation: Staff shall explore options for



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the City of Miami Building Department

preservation of this building, to include outreach to the Community Development Department for grant funding, the use of Code Enforcement liens on the property, outreach to the private sector, such as nearby Homeowners Associations, or provision of a designation certificate. Staff shall research the authority of the County demolition order and determine what action HEPB can take in relation to the order. Staff shall report findings back to the Board within 90 days.

Moved: Lewis
Second: Kuperman
In Favor: Barber, Lewis, Graboski, Hopper, Hecht,
Freedman, Kuperman, Ryan
Absent: Marston, Diaz

Item 4:
820 NW 9 AVENUE
SPRING GARDEN HISTORIC DISTRICT
Preliminary proposal for local designation of an individual historic resource

Resolution HEPB-2012-61
Preliminary Proposal for Local Designation of an Individual Historic Resource Approved 7 to 1

Preliminary Designation granted on the condition that all efforts would be made to obtain a historic preservation Floodplain variance for a contributing structure in a historic district rather than requiring individual designation. Directing Preservation Office to work with the Building Department and State to resolve any conflicts in interpretation of the FEMA flood variances for historic properties, including the inclusion of contributing buildings within a historic district within the definition of a Historic Resource. Directing Preservation Office to provide Building Department with the



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Spring Garden Designation Report as evidence that the home is a contributing structure. Requesting Floodplain Section to submit the model FEMA Ordinance to the Law Department to make a legal determination of the correct interpretation.

Moved: Kuperman
Second: Lewis
In Favor: Lewis, Graboski, Hopper, Hecht, Freedman, Kuperman, Ryan
Against: Barber
Absent: Marston, Diaz

Item 5:

592 NE 60 ST, 6000 BISCAYNE BLVD, 6050 BISCAYNE BLVD, 576 NE 61 ST, 593 NE 60 ST, 577 NE 60 ST, 551 NE 60 ST, 6021 NE 5 AV
PALM GROVE AND MIMO HISTORIC DISTRICT; CUSHMAN SCHOOL
Application of a Special Certificate of Appropriateness for after-the-fact fence color around a school campus

Resolution HEPB-2012-62
Special Certificate of Appropriateness Approved with Conditions 8 to 0

Moved: Lewis
Second: Freedman
In Favor: Lewis, Barber, Graboski, Hopper, Hecht, Freedman, Kuperman, Ryan
Absent: Marston, Diaz

1. All future fencing shall not exceed five (5) feet in height.
2. The transition points where NE 60th St meets Biscayne Boulevard shall contain a historically acceptable pillar, wall portion, or landscape transition of the corners to provide a gateway into the school.
3. A historic marker will be placed in a location visible from the right-of-way that explains the historic significance of the blue color to the Cushman School.

Item 6:

5973 NE 5 AVENUE
PALM GROVE HISTORIC DISTRICT
Application of a Special Certificate of Appropriateness for after-the-fact renovations to a contributing auxiliary building

Resolution HEPB-2012-63
Special Certificate of Appropriateness Approved with Conditions 8 to 0

1. The HEPB remains committed to the preservation of the entire property as decided in HEPB 2012-54.
2. All glass shall be clear.

Moved: Hecht
Second: Barber
In Favor: Lewis, Barber, Graboski, Hopper, Hecht, Freedman, Kuperman, Ryan
Absent: Marston, Diaz



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Item 7:

**3645 MAIN HIGHWAY
ENVIRONMENTAL PRESERVATION
DISTRICT 69**

Application of a Special Certificate of Environment for tree removal in conjunction with the construction of a new school building

Resolution HEPB-2012-64

Special Certificate of Environment Approved 8 to 0

Moved: Lewis

Second: Graboski

In Favor: Lewis, Barber, Graboski, Hopper, Hecht,
Freedman, Kuperman, Ryan

Absent: Marston, Diaz

1. The applicant shall consider alternative flowering species such as Copperpod and/or Bulnesia in lieu of the Glaucous Cassia.
2. If 4" DBH flowering trees are not commercially available, the applicant shall work with the Preservation Office to update the mitigation plan to meet the requirements of Chapter 17.
3. A tree protection plan shall be submitted to the Preservation Office for all trees on the site, both remaining and relocated, prior to approval of the building permit.
4. The architect and landscape architect for this project shall work with the surrounding property owners to ensure that the Wellness Center building does not cause unnecessary visual impacts on neighboring properties. All rooftop mechanical equipment shall be screened from view from neighboring properties.

5:45pm

MEETING ADJOURNMENT

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.