

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

JANUARY 4, 2005  
3:00 P.M.

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

**ROLL CALL**

3:25 P.M.

Present: Appel, Barber,  
Parrish, Penelas,  
Solera  
Absent: Alvarado, Black,  
Fernandez, Marston

**APPROVAL OF MINUTES FROM THE MEETING OF  
NOVEMBER 29, 2004**

Approved 5 to 0  
Moved: Solera  
Second: Penelas  
Absent: Alvarado, Black,  
Fernandez, Marston

**PUBLIC HEARING ITEMS**

1. Dr. Emerson Ayars House  
3041 Oak Avenue

Application for a Certificate of Appropriateness for the demolition of a one story rear yard garage/apartment and the construction of a new two story rear yard garage/apartment including a four car garage, private elevator, and deck.

(This item was continued from the meetings of October 21, 2004 and November 29, 2004.).

Motion to continue item to the meeting of February 1, 2005, (applicant not present)

Approved 5 to 0  
Moved: Solera  
Second: Penelas  
Absent: Alvarado, Black,  
Fernandez, Marston

2. Bayside Historic District  
7101 NE 10<sup>th</sup> Avenue

Application for a Certificate of Appropriateness for the demolition of the existing house, the reconstruction of the house in a location south of its present location, the construction of a new addition connected to the reconstructed house by an underground garage structure, the removal/relocation of trees, and related site improvements.

(This item was continued from the meeting of November 29, 2004.)

Motion to continue item to the meeting of February 1, 2005, at request of applicant.

Approved 5 to 0

Moved: Penelas

Second: Solera

Absent: Alvarado, Black,  
Fernandez, Marston

3. Sheraton Biscayne Bay Redevelopment  
495 Brickell Avenue

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

(This item was continued from the meeting of November 29, 2004.)

Motion to continue item to the meeting of February 1, 2005, at request of applicant.

Approved 5 to 0

Moved: Penelas

Second: Solera

Absent: Alvarado, Black,  
Fernandez, Marston

4. Lummus Park Historic District  
360 NW 3<sup>rd</sup> Street

Application for a Certificate of Appropriateness for the construction of an Equestrian Center in Lummus Park.

Resolution No. 2005-01

Approved 4 to 0

Moved: Penelas

Second: Appel

Abstain: Solera

Absent: Alvarado, Black,  
Fernandez, Marston

5. Miami Rivertown  
Approximately 1480-1500 NW North River Drive

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

Resolution No. 2005-02

Approved 5 to 0

Moved: Solera

Second: Penelas

Absent: Alvarado, Black,  
Fernandez, Marston

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| <p>6. Lynx<br/>Approximately 16 SE 2<sup>nd</sup> Street, 60 SE 2<sup>nd</sup> Street, 41 SE 3<sup>rd</sup> Street, 61 SE 3<sup>rd</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. 2005-03<br/>Approved 5 to 0<br/>Moved: Penelas<br/>Second: Solera<br/>Absent: Alvarado, Black,<br/>Fernandez, Marston</p> |
| <p>7. Paramount Park<br/>700 Biscayne Boulevard</p> <p>Application for a Certificate of Appropriateness for ground disturbing activity involving new construction within an Archeological Conservation Area.</p>   | <p>Resolution No. 2005-04<br/>Approved 5 to 0<br/>Moved: Solera<br/>Second: Penelas<br/>Absent: Alvarado, Black,<br/>Fernandez, Marston</p> |
| <p>8. Bayside Historic District<br/>695 NE 70th Street</p> <p>Application for a Certificate of Appropriateness for the demolition of the garage and a one story rear structure, the construction of a new addition, and the replacement of windows.</p>  | <p>Resolution No. 2005-05<br/>Approved 5 to 0<br/>Moved: Solera<br/>Second: Penelas<br/>Absent: Alvarado, Black,<br/>Fernandez, Marston</p> |
| <p>9. Spring Garden Historic District<br/>601 NW 7<sup>th</sup> Street Road</p> <p>Application for a Certificate of Appropriateness for site enhancements and ground disturbing activity at Point Park</p>   | <p>Resolution No. 2005-06<br/>Approved 5 to 0<br/>Moved: Penelas<br/>Second: Solera<br/>Absent: Alvarado, Black,<br/>Fernandez, Marston</p> |
| <p>10. Buena Vista East Historic District<br/>4300 NE 1<sup>st</sup> Avenue</p> <p>Application for a Certificate of Appropriateness for the replacement of a barrel tile roof.</p>   | <p>Resolution No. 2005-07<br/>Approved 5 to 0<br/>Moved: Penelas<br/>Second: Barber<br/>Absent: Alvarado, Black,<br/>Fernandez, Marston</p> |

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11. Buena Vista East Historic District  
4719 N. Miami Ave.

Application for a Certificate of Appropriateness for the complete demolition of the subject property.

Resolution No. 2005-08  
Approved 5 to 0  
Moved: Penelas  
Second: Solera  
Absent: Alvarado, Black,  
Fernandez, Marston

12. 2800 Jefferson Street

Appeal of a decision of the Code Enforcement Office concerning the approval of an application for a tree removal permit

Motion to continue item to the meeting of March 1, 2005, with the consent of applicant.  
Approved 5 to 0  
Moved: Solera  
Second: Penelas  
Absent: Alvarado, Black,  
Fernandez, Marston

**ADJOURNMENT**

5:15 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 DEPARTMENT, LOCATED AT 444 SW 2ND AVENUE, 3RD FLOOR, MIAMI, FLORIDA, 33130, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING REGULAR WORKING HOURS. PHONE: (305) 416-1409.