



CITY OF MIAMI SPRINGS, FLORIDA

The **Miami Springs Historic Preservation Board** met at 7:00 p.m., on Wednesday, September 21, 2016 in the City Hall Council Chambers.

The meeting was called to order at 7:00 p.m.

1) Call to Order/Roll Call

The following were present:

Chair Sydney Garton
Vice Chair Jo Ellen Phillips
Charles M. Hill
James Watson

Absent: Yvonne Shonberger

Also Present: Board Secretary, Juan D. Garcia

2) Approval of Minutes: August 17, 2016 Regular Meeting

Minutes of the August 17, 2016 meeting were approved as written.

Vice Chair Phillips moved to approve the minutes as written and Board member Hill seconded the motion, which carried unanimously on voice vote.

3) Old Business:

a. Certificate of Appropriateness – 281 Glendale Drive

The applicant, Mario Duron, reintroduced himself to the Board and briefly explained the project. Mr. Duron explained that he is back in front of the Board with the elevation drawings that were requested at the previous Historic Preservation Board meeting by Board member Watson.

Chair Garton asked if the plans that were being presented have been approved by the City.

Mr. Duron explained that he has met with City Planner Christopher Heid and reviewed these plans with him. Mr. Duron added that the plans will also be reviewed by the Board of Adjustment, as he is requesting a variance for this project.

Board secretary Garcia explained to the Board that because this structure is historically designated, in order for this project to be reviewed by the Board of Adjustment the applicant must obtain the approval of the Historic Preservation Board first. Because of this, the applicant has submitted a certificate of appropriateness for the project and must receive approval from the Historic Preservation Board, Zoning & Planning Department and the Building Department.

Board member Hill asked Mr. Duron what the variance for this project would be.

Mr. Duron explained that the variance request would be to waive the minimum required distance for the rear yard setback where the new addition would go. Mr. Duron asked the Board to consider approving the Certificate of Appropriateness with the option of making changes to the windows of the property. This change is to have new windows and shutters put in that would also make the property much more secure.

Board member Watson asked if the windows would be the same look as the ones that are currently there.

Mr. Duron responded that the windows would look similar to the current windows that the property has. He added that the change would be made for security purposes but he will be keeping the same look as the current windows. Mr. Duron stated that this was not included in the Certificate of Appropriateness application and would like to have that added should the Board approve the request.

Discussion ensued amongst the Board members regarding this project. Vice Chair Philips commended Mr. Duron for his attempt to preserve the Log Cabin and improve the property.

Board member Hill moved to approve the Certificate of Appropriateness as amended to include new windows and shutters to be put in. Board member Watson seconded the motion, which carried 4-0 by roll call vote. The vote went as follows: Board member Hill, Board member Watson, Vice Chair Philips and Chair Garton voting Yes.

Board Secretary Garcia advised the applicant to meet with City Planner to discuss the next approval that is necessary for the Certificate of Appropriateness.

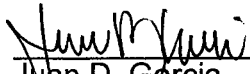
4) New Business:

There was no new business at this time.

5) Adjourn

There was no further business to discuss and the meeting adjourned at 7:24 p.m.

Respectfully submitted:



Juan D. Garcia
Board Secretary

Adopted by the Board on
this 18 day of January, 2016.
2017

Sydney R. Garton, Chair

Words ~~stricken through~~ have been deleted. Underscored words represent changes.
All other words remain unchanged.

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Boards do not constitute the policy, position, or prospective action of the City, which may only be
established and authorized by an appropriate vote or other action of the City Council.**
