

# City of Miami



PEDRO G. HERNANDEZ, P.E.  
City Manager

October 21, 2008

Teresita L. Fernandez  
Office of Hearing Boards  
City of Miami  
444 S.W. 2<sup>nd</sup> Avenue  
Miami, FL 33130

RE: APPEAL TO THE MIAMI CITY COMMISSION OF THE DECISION OF THE HISTORIC & ENVIRONMENTAL PRESERVATION BOARD (HEP) OF THE HISTORIC DESIGNATION OF THE COMODORE RALPH MUNROE MIAMI MARINE STADIUM WATER BASIN

On behalf of the City of Miami Administration, as the owner of the Commodore Ralph Munroe Miami Marine Stadium ("Stadium") and the surrounding area, located at 3501 Rickenbacker Causeway, this letter serves as a request for an appeal of the decision of the HEP Board at its hearing held on October 7, 2008, Item Number LHD-2008-03. The appeal pertains to the actual designation of the water basin property as a historic site, including an area of 100 feet surrounding the stadium and the entire water basin. This appeal does not include the Historic Designation attached to the actual Stadium structure by itself.

The water basin was not included within the proposed boundaries of the initial historic designation application filed by the Dade Heritage Trust on behalf of the Friends of the Miami Marina Stadium and there is no reference in the City Code that allows bodies of water can be declared historic. Furthermore, a historic designation would limit the use of the water basin and will impede water access to other users, such as the general public and citizens of the City of Miami; the teachers and students of Mast Academy; the boat slip owners at the City's Marina, etc. The designation will also impede contractual obligations in existing City leases with the Miami Rowing Club and Watersports; the Rusty Pelican; Rickenbacker Marina; Miami Overseas Chinese Association; Swim Gym Aquatics; Southeast Total Marine Repair; and Bayside Seafood. Furthermore, the designation could jeopardize the future facilities that will be included within the Virginia Key Master Plan that offer an attractive source of lease revenues that could fund significant and costly public infrastructure needed on the island.

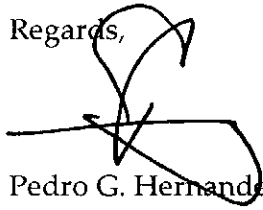
continuation...

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Accordingly, we respectfully appeal the decision of the HEP Board and request that the City Commission reverse the historic designation of the entire water basin and any upland area surrounding the stadium. That is, the historic designation should be limited to the Stadium structure itself.

Please schedule this appeal for the next available agenda of the Miami City Commission.

Regards,



Pedro G. Hernandez, P.E.  
City Manager

Attachment: Resolution

c: Office of Historic Preservation

  
PGH/LS/MV.nl

VERBATIM MOTIONS REGARDING THE DESIGNATION OF THE MIAMI MARINE STADIUM  
OCTOBER 7, 2008

D-15

Motion made by Gary Appel

That the Commodore Ralph Middleton Munroe Marine Stadium meets criteria (3) (4) (5) and (7) of Section 23-4 of the Miami City Code and recommends that the stadium be listed in the Miami Register of Historic Places and that the Official Historic and Environmental Preservation Atlas of the City of Miami, Florida be amended to reflect its designation, and that the site designation not only includes the stadium but also 100' surrounding it on the north, south, and east as a reasonable area because it also includes the original fountain location and ticket area plus the entire basin area which the designation report indicates was 6000 feet by 1,400 feet, and it was part of an aquatic basin that stretched from Biscayne Bay to the site.

Amendment offered by Gerald Marston

Amend the motion to take in the lines 100 feet east of the stadium and west of the stadium to be projected forward to the Rickenbacker Causeway (creating a rectangle to the roadway).

Appel agrees to the Amendment, and offers an Amendment to the Amendment

That should any of the boundaries... if there is a challenge to this, and the challenge is over an issue that is not the building footprint, it would not affect our designation of the building footprint.

Chairman Barber calls for the vote.

Motion carries unanimously

RESOLUTION NO. HEPB-2008-56

A RESOLUTION OF THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD ("HEPB") OF THE CITY OF MIAMI, FLORIDA, DESIGNATING, SUBJECT TO THE FOLLOWING CONDITIONS, THE COMMODORE RALPH MIDDLETON MUNROE MIAMI MARINE STADIUM, LOCATED AT 3501 RICKENBACKER CAUSEWAY, AS A HISTORIC SITE, AFTER FINDING THAT IT MEETS CRITERIA (3) (4) (5) AND (7) OF SECTION 23-4 OF THE MIAMI CITY CODE AND RECOMMENDING THAT THE STADIUM BE LISTED IN THE MIAMI REGISTER OF HISTORIC PLACES AND THAT THE OFFICIAL HISTORIC AND ENVIRONMENTAL PRESERVATION ATLAS OF THE CITY OF MIAMI, FLORIDA BE AMENDED TO REFLECT ITS DESIGNATION.

1. The designation shall include the footprint of the stadium itself; the entire aquatic basin area measuring some 6,000 feet by 1,400 feet stretching from Biscayne Bay to the marine stadium; and an area that includes the land one hundred (100) feet to the north, south, and east of the stadium's footprint as that area includes the location of the original fountain and ticket booths; and that the boundaries established by the 100 foot buffer on the east and west of the stadium be extended forward to the Rickenbacker Causeway, thus creating a rectangle from the stadium to the roadway.
2. That should there be a challenge to any of the boundaries proposed for designation, that it would not affect the Historic and Environmental Preservation Board's designation of the Miami Marine Stadium's footprint.

PASSED AND ADOPTED THIS 7TH DAY OF OCTOBER 2008.

ITEM NO. 5  
VOTE: 8 TO 0

ATTEST:

  
ELLEN J. GUCCIONI  
PRESERVATION OFFICER