

NOTICE OF PUBLIC HEARING

CITY OF MIAMI BEACH

HISTORIC PRESERVATION BOARD

The Miami Beach Historic Preservation Board will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139, on: **June 9, 2026, at 9 AM**. Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using “communications media technology”). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl.gov.zoom.us/j/81748347488> Or iPhone one-tap :US: +13126266799 or 888 475 4499 (Toll Free) Webinar ID: 817 4834 7488. Members of the public wishing to speak on an item during the meeting, must click the “raise hand” icon if using the Zoom app or press *9 on the telephone to “raise hand”. Members of the public who wish to provide testimony and/or submit evidence in support of or in opposition to an item scheduled to be heard may appear in person at the Miami Beach City Hall. Members of the public wishing to submit audio visual materials are requested to submit such materials via email as an attachment to planningaudiovisual@miamibeachfl.gov by 5:00 p.m. three business days prior to the meeting. Materials must clearly reference the applicable file number and should be formatted as Power Point or PDF and shall not exceed 25 MB in size. Written comments may be addressed to the Historic Preservation Board via email to HPB@miamibeachfl.gov by 5:00 p.m. three business days prior to the meeting with the agenda item number in the email subject line. Attachments must be submitted in PDF format. Emails received three business days prior to the meeting will be forwarded to the board members and will be included as part of the meeting record. Audio visual materials or written comments submitted after these deadlines may not be received with sufficient time to be forwarded to board members prior to the date of the meeting. At this meeting, the Board may also discuss or hold public hearings on applications that were previously advertised and continued. Items might not be heard in the same order as advertised. The following items are scheduled to be heard at this meeting:

HPB26-0686, 719–737 Lincoln Road - NoLi. An application has been filed requesting a Certificate of Appropriateness for the partial demolition, renovation, and alterations to existing commercial buildings, including new retail storefront frontage, modifications to ground floor façades to increase transparency, updated architectural treatments, and site modifications along the Lincoln Road frontage.

These applications have been filed with the Planning Department for review by the Historic Preservation Board and will be considered pursuant to the Board’s authority in accordance with Section 2.1.4.1 of the City’s Land Development Regulations. All persons are invited to appear or be represented by an agent at the public hearings and provide testimony before the Board. The applications and all documents related thereto are available for public inspection during normal business hours in the office of the Planning Department located at 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139, and may be reviewed by appointment. Please direct requests for review to the Department at (305) 673-7550. Electronic copies of these items are available for public inspection at <https://www.MiamiBeachfl.gov/City-hall/City-clerk/agenda-archive->

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A verbatim record of the proceedings including testimony and evidence upon which the appeal is to be based is required pursuant to Florida Statutes Sec. 286.0105, from any person wishing to appeal Board decisions. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by the law. To request this material in an alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2489 and select option 6; TTY users may call via 711 (Florida Relay Service).