

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: November 18, 2025 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:

MODIFICATIONS TO PREVIOUSLY APPROVED PROJECTS

HPB25-0674, a.k.a HPB24-0638, 1210 Michigan Avenue – Single Family Home. An application has been filed requesting modifications to a previously approved Certificate of Appropriateness for the construction of a new single-family home. Specifically, the applicant is requesting a variance from the minimum required setbacks for a roof deck, and including one or more design waivers.

NEW APPLICATIONS

HPB24-0640, 1440 Michigan Ave – Miami Beach Apartments. An application has been filed requesting a Certificate of Appropriateness for the construction of a new 3-story multifamily building with an

understory, including a waiver to exceed the maximum allowable lot coverage, to replace an existing parking lot, to be demolished.

HPB25-0670, 1835 Michigan Ave – Single Family Home. An application has been filed requesting a variance from the minimum seawall height requirements in order to repair the existing seawall along the property, which contains an existing 2-story home.

HPB25-0672, 1701 James Avenue – Cadet Hotel. An application has been filed requesting an after-the-fact Certificate of Appropriateness for the construction of a wood deck and trellis structure, including after-the-fact variances from the minimum required front and side setbacks, on a site containing an existing 2-story hotel.

HPB25-0669, 4441 Collins Avenue – Fontainebleau Hotel. An application has been filed requesting a Certificate of Appropriateness for the partial demolition of existing improvements in the rear yard, and the construction of new rear yard amenities for the hotel, including water slides, pools, restrooms, and cabanas. The applicant is also requesting variances from the maximum allowable height for shade structures; a variance from the minimum setback requirements from the Erosion Control Line; variances from the walkway material and maximum walkway width requirements; variances from the minimum open space requirements in both the Dune Preservation and Oceanfront Overlay Districts; a variance from the side setback requirements in the Oceanfront Overlay; a variance from the minimum setback requirements from the Bulkhead line; a variance from the view corridor requirements in the Oceanfront Overlay; a variance from the rear pedestal setback requirements; and variances from the side setback requirements and sum of the side yard setback requirements.

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 Sec. 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 Boards. 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-main-page-2/> Any of the above items may be continued to another meeting date and, under such circumstances, further advertised legal notice may not be provided.

Pursuant to Florida Statutes Sec. 286.0105, any person wishing to appeal Board decisions must ensure a verbatim record of the proceedings including testimony and evidence upon which the appeal is to be based. 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. In accordance with the Americans with Disabilities Act

of 1990, persons needing special accommodation to participate in this proceeding should contact the Board's administrator at (305) 673-7550 no later than four (4) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.