

DUE TO THE EVOLVING NATURE OF THE COVID-19 EMERGENCY, PLEASE CONTACT THE CITY OF MIAMI BEACH PLANNING DEPARTMENT AT 305-673-7550 OR VISIT WWW.MIAMIBEACHFL.GOV TO CONFIRM WHETHER ANY CHANGES HAVE BEEN MADE TO THE BOARD'S MEETING SCHEDULE AND/OR LOCATION.

CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD

NOTICE TO THE PUBLIC

PUBLIC NOTICE IS HEREBY GIVEN that the Miami Beach Historic Preservation Board will hold a virtual meeting on **September 14th, 2020 at 9:00 a.m.**, via **Zoom** (i.e. as a meeting using "communications media technology" pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020), as provided below. will be now be held virtually via **Zoom** (i.e. as a meeting using "communications media technology" pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020), as provided below. To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/88972120610>, or dial-in via telephone at US: +13126266799,88972120610# or 888 475 4499 (Toll Free) Webinar ID: 889 7212 0610. 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 do not have access to a computer and 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 Convention Center, 1901 Convention Center Drive, **Washington Avenue Entrance, Art Deco Room 229**, Miami Beach, FL 33139, Miami Beach, FL 33139, at which location access to a computer will be provided. Members of the public wishing to submit audio visual materials are requested to submit such materials via email to Planningaudiovisual@miamibeachfl.gov, no less than three (3) 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. Members of the public will be given two minutes each to speak during public hearing items, unless additional time is granted by the Board. At this meeting, the board may also discuss or hold public hearings on applications that were previously advertised and continued. Written comments may be addressed to the Historic Preservation Board via email to HPB@miamibeachfl.gov submitted no less than three (3) business days prior to the meeting. Please identify the agenda number item in the email subject line. Emails received will be forwarded to the Historic Preservation Board members and will be included as part of the meeting record.

At this meeting, the Board will review the following applications:

HPB20-0435, North Shore Historic District Tatum Waterway Expansion. A presentation by the City of Miami Beach Planning Department to the Historic Preservation Board of a Preliminary Evaluation and Recommendation Report relative to the possible expansion of the North Shore Historic District. The possible expansion area is generally bounded by 77th Street on the south, Hawthorne Avenue and Crespi Boulevard on the west, 87th Street on the north and Tatum Waterway Drive and Byron Avenue on the east. If the Historic Preservation Board finds that the possible district expansion area meets the criteria of the land development regulations for designation, it may instruct the Planning Department to prepare a Designation Report pursuant to Section 118-591(e) of the City Code of Miami Beach.

To avoid irreparable harm this application is being re-noticed in an abundance of caution while the City seeks review of the recent circuit court appellate division decision in YTech-180 Units Miami Beach Investment, LLC v. City of Miami Beach (Fla. 11th Cir. Case No. 2018-184-AP-01). Without waiving any right to further challenge the circuit court's decision, without waiving any argument, defense, or claim, and to protect the historic resources at issue, the City provides this notice in accordance with the circuit court's construction of Section 118-591(f) and Section 118-8 of the City Code of Miami Beach.

At this meeting, the Historic Preservation Board will vote on whether to direct the Planning Department to prepare a Designation Report for the historic district expansion. If the Historic Preservation Board finds that the evaluation and recommendation presents a prima facie case that the property meets the criteria of the land development regulations for designation, it shall instruct the Planning Department to prepare a designation report, in which case the procedures for the issuance of a demolition permit set forth in subsection 118-591(c), shall be applicable for 60 days from the date of such vote. Such designation report would then be considered by the Historic Preservation Board, Planning Board, and City Commission at separate public hearings held on future dates that will be separately noticed.

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.

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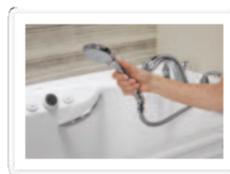
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