

**HISTORIC PRESERVATION BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: September 13, 2022

PROPERTY/FOLIO: 1901 Collins Avenue / 02-3226-001-0020

FILE NO: HPB22-0524 &amp; HPB22-0525 a.k.a. HPB21-0481

IN RE: Petitions have been filed by i. Setai 1808, LLC, Setai 2204, LLC, 2304 Setai, LLC, and Dr. Stephen Soloway and ii. Setai Resort & Residences Condominium Association, Inc. requesting a re-hearing of the May 10, 2022, decision of the Historic Preservation Board wherein it approved a Certificate of Appropriateness for the partial demolition and renovation of two buildings on the site, the total demolition of two buildings, the construction of two new additions and landscape and hardscape modifications (HPB21-0481), including a motion for consolidation of the two petitions. If the request for a re-hearing is granted, the original application may be re-heard by the Board immediately thereafter.

LEGAL: All of Lot 1 and a portion of Lots 2 and 3, Block B, of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, According to the Plat Thereof, as Recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the east line of said Blocks B and 1.

**ORDER**

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

The petitions submitted by the re-hearing applicants Setai 1808, LLC ("Setai 1808"), Setai 2204, LLC ("Setai 2204"), Setai Unit 2304, LLC ("Setai 2304"), Dr. Stephen Soloway and Setai Resort & Residence Condominium Association, Inc., inclusive of all exhibits and testimony, fails to establish that the standard for the granting of a re-hearing has been satisfied for the Historic Preservation Board's approval, dated May 16, 2022, of a Certificate of Appropriateness.

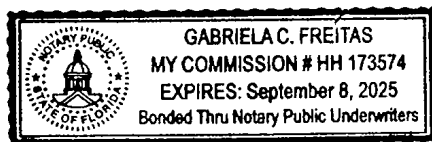
Following argument of the parties, the Historic Preservation Board determined that the petition for rehearing failed to demonstrate, pursuant to City Code Section 118-9(a)(2)(C), "(i) [n]ewly discovered evidence which is likely to be relevant to the decision of the board, or (ii) [t]he board has overlooked or failed to consider something which renders the decision issued erroneous."

IT IS HEREBY ORDERED, based upon the foregoing finding of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendation, that the subject Petition for Rehearing is **DENIED**.

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Meeting Date: September 13, 2022

Dated this 19th day of September, 2022 J.S.HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDABY James SeiberlingJAMES SEIBERLING  
PRINCIPAL PLANNER  
FOR THE CHAIRSTATE OF FLORIDA )  
 )SS  
COUNTY OF MIAMI-DADE )The foregoing instrument was acknowledged before me this 19th day of September, 2022 by James Seiberling, Principal Planner, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[Signature]  
 NOTARY PUBLIC  
 Miami-Dade County, Florida  
 My commission expires: Sept. 8, 2025

Approved As To Form:  
City Attorney's Office:

DocuSigned by:

Steven Rothstein

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9/19/2022 | 12:57 PM EDT

Filed with the Clerk of the Historic Preservation Board on

DocuSigned by:

Jessica Gonzalez

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