

# MIAMIBEACH

## Land Use Boards

### Historic Preservation Board

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: May 13, 2025  
TITLE: HPB25-0646 A.K.A. HPB21-0482, 1300 LENOX AVENUE.

#### **PROPERTY**

1300 Lenox Avenue

#### **FILE NO.**

HPB25-0646

#### **APPLICANT**

FIFTH WAVE INVESTMENTS LLC

#### **IN RE:**

An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing single-family home, including the construction of attached and detached additions and variances from the required setbacks, open space, lot coverage and retaining wall regulations. Specifically, the applicant is requesting design and variance modifications.

#### **PRIOR ORDER NUMBER:**

a.k.a. HPB21-0482

#### **Applicable Area**

South Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No