

NEW APPLICATIONS 5

MIAMIBEACH

Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board
FROM: Thomas Mooney, Director
DATE: November 18, 2025
TITLE: HPB25-0672, 1701 JAMES AVENUE – CADET HOTEL.

PROPERTY

1701 James Avenue

FILE NO.

HPB25-0672

APPLICANT

Southern Property Investment Group Inc.

IN RE:

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.

PRIOR ORDER NUMBER:

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