

MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER 3

MIAMIBEACH

Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board
FROM: Thomas Mooney, Director
DATE: July 14, 2026
TITLE: HPB26-0690 F.K.A. HPB22-0509, 280–300 SOUTH SHORE DRIVE.

PROPERTY

280–300 South Shore Drive

FILE NO.

HPB26-0690

APPLICANT

Vista Breeze, LTD

IN RE:

An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the construction of a senior housing project. Specifically, the applicant is requesting a new variance from the front setback requirements and a corresponding modification to a condition of prior approval, in order to permit the as-built location of an FPL vault encroaching into the required front yard.

PRIOR ORDER NUMBER:

Applicable Area

North 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