

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: March 11, 2025

TITLE: MONTHLY UPDATES ON HISTORIC HOTEL REDEVELOPMENT ON COLLINS AVENUE BETWEEN 14TH AND 20TH STREETS, INCLUDING AN OVERVIEW OF PENDING PERMITS AND PROGRESS UPDATES FROM DEVELOPMENT TEAMS.

RECOMMENDATION

The Administration recommends that the Land Use and Sustainability Committee (LUSC) discuss and continue the item to a future LUSC meeting for ongoing updates.

BACKGROUND/HISTORY

On October 30, 2024, at the request of Commissioner Alex Fernandez, the Mayor and City Commission (City Commission) referred the item (C4 H) to the LUSC. On November 25, 2024, the item was deferred to a future meeting date for ongoing updates. On January 16, 2025, the LUSC discussed and continued the item to the February 20, 2025, meeting with the following direction:

1. The Administration will reach out to the developer of the Raleigh – South Seas hotel project and request that a representative attend the February 20, 2025 LUSC meeting to provide a status update on the construction of the project.
2. The Administration will provide an update on the status of the Bancroft project.

On February 20, 2025 the LUSC discussed and continued the item to the March 11, 2025 LUSC meeting for additional updates, including the status of the National Hotel and any State of Florida Extensions of Development Orders.

ANALYSIS

The item sponsor has requested adding to the LUSC agenda monthly updates on historic hotel redevelopment in Miami Beach, in particular along the east side of Collins Avenue from the area between 14th and 20th streets.

Attached is an updated list of hotel projects on Collins Avenue, from 14th to 21st Streets. Included is the relevant information regarding approval from the Historic Preservation Board (HPB), as well as the construction permit status. Additionally, updates on applicable State Extensions of Time have been included.

As requested by the LUSC, the Administration has reached out to the owner of the National Hotel project. The hotel is currently open and fully operational, and the limited scope of work associated with cabana modifications is unlikely to require full closure. According to the property owner, the cabana improvements approved under the permit have been delayed due to essential work related to the property's 40-year recertification process and other mechanical improvements and expenses that had to take priority.

FISCAL IMPACT STATEMENT

No Fiscal Impact Expected

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

Not Applicable

CONCLUSION

The Administration recommends that the LUSC discuss and continue the item to a future LUSC meeting for ongoing updates.

Applicable Area

South Beach

Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Planning

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Condensed Title

Monthly Updates On Historic Hotel Redevelopment On Collins Avenue Between 14th And 20th Streets, Including An Overview Of Pending Permits And Progress Updates From Development Teams.