

Hotel Development Status: Collins Avenue (Updated as of May 19, 2025)

PROJECT COMPLETE

Address	Hotel Name	HPB File No.	HPB Approval	Permit No.	Permit Status	Estimated Reopening
1414 Collins Av	Nassau Hotel	HPB17-0103	5/9/2017	BC1705118	CO Issued (3/15/2024)	Project Complete
1801 Collins Av	Shelborne Hotel	HPB20-0443	4/13/2021	RV2116655	TCO Issued (4/12/25) TCO2501842	Hotel has reopened and is operational

OPEN AND OPERATIONAL

Address	Hotel Name	HPB File No.	HPB Approval	Permit No.	Permit Status	Project Status
1435 Collins Av	Henrosa Hotel	HPB23-0599	2/13/2024		No permit application submitted to date; HPB approval is eligible for an extension of time.	Hotel is currently open and fully operational; Limited scope of work unlikely to require full closure
1530 Collins Av	Aqua Hotel	HPB19-0353	1/14/2020		No permit application submitted and the HPB approval has expired. No record of a State Extension.	Hotel is currently open and fully operational
1671 Collins Av	Ritz Sagamore	HPB23-0574	10/10/2023	BC2322884	Permit applied (12/2/2023) 6 review rounds to date. State Extensions confirmed until 6/20/2030.	Hotel is currently open and fully operational; developer's intent is to keep Ritz Carlton Hotel open during
1677 Collins Av	National Hotel	HPB23-0568	5/9/2023	BC2321710	Permit issued for Cabana Building Modifications.	Hotel is currently open and fully operational; Limited scope of work associated with cabana modifications is unlikely to require full closure. NOTE: According to the property owner, work under the permit has been delayed due to essential work related to the property's 40-year recertification process and other mechanical improvements and expenses
1825 Collins Av	Nautilus Hotel	HPB24-0643	3/11/2025		Project approved at HPB. Architect stated at hearing that the hotel is likely to remain open during renovation.	Hotel is currently open and fully operational; Limited scope of work unlikely to require full closure

CLOSED/UNDER CONSTRUCTION

Address	Hotel Name	HPB File No.	HPB Approval	Permit No.	Permit Status	Estimated Reopening
1500 Collins Av	Haddon Hall Hotel	HPB23-0591	2/11/2025		No permit application submitted to date; HPB approval is eligible for an extension of time.	Hotel appears to be closed; barricades installed at driveway.
1545 Collins Av	Royal Palm Hotel	HPB24-0623	8/8/2024		Permit application submitted and under review; HPB approval is eligible for an extension of time.	Hotel is closed; Construction fence installed.
1685 Collins Av	Delano Hotel	HPB17-0176	2/8/2022	BC2218279	Permit Issued (02/10/2023). Fully active construction site. 90% of new windows have been installed. The site has a construction fence installed.	Late 2025
1751 - 1775 Collins	Raleigh Hotel	HPB19-0341	9/8/2020	BC2116998	Permit Issued (03/20/2024). The site has a construction fence installed. Evidence of previous, limited foundation work; site current[y appears inactive	
1901 Collins Av	Shore Club Hotel	HPB21-0481	5/10/2022	BC2322278	Permit Applied (09/18/2023) 5 review rounds to date and permit approved by Planning.	2027

100 21st Street	Bulgari (Seagull)	HPB20-0442	6/15/2021	BC2220585	<p>Permit Issued (04/29/2024). No active 2027 construction work is currently taking place on site. The exterior demolition of the ancillary buildings is complete, the building is secured and boarded up. The site has a construction fence installed.</p> <p>NOTE: Planning staff met with the project team in March 2025 and was advised that the project is moving forward. Additionally, the applicant received approval from the Historic Preservation Board in November 2024 for approval to demolish and reconstruct the porte-cochere, and approval from the HPB on May 13, 2025 for addiitonal demolition of the south and west facades and all floor</p>
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