

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: February 20, 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.

ANALYSIS

As noted in the attached referral memorandum, the item sponsor has requested adding to the Committee's 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.

As requested by the LUSC, the Administration has reached out to the developer of the Raleigh hotel project. The legal representative of the Raleigh project has confirmed their attendance for the February 20, 2025 LUSC meeting, and will provide a status update on the project.

As it pertains to the Bancroft project, at 1501 Collins Avenue, although a building permit has not been issued, nor being actively pursued, the development orders are still in effect, and have been extended through State Extensions. Staff met with the developer in early January 2025 regarding a potential Live Local Act residential project for the site, but to date, no application has been filed. Staff has reached out to the developer for additional information and will provide an update to the LUSC at the meeting.

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.