

19. 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.
Applicable Area:

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: April 15, 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-notice/>

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.

Hotel Development Status: Collins Avenue (Updated for March 11, 2025 LUSC)

OPEN AND OPERATIONAL						
Address	Hotel Name	HPB File No.	HPB Approval	Permit No.	Permit Status	Project Status
1414 Collins Av	Nassau Hotel	HPB17-0103	5/9/2017	BC1705118	CO Issued (03/15/2024)	Project Complete
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
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 is currently open and fully operational
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
1545 Collins Av	Royal Palm Hotel	HPB24-0623	8/8/2024		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
1671 Collins Av	Ritz Sagamore	HPB23-0574	10/10/2023	BC2322884	Permit applied (12/2/2023) 5 review rounds. 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 construction
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 that had to take priority.
1825 Collins Av	Nautilus Hotel	HPB24-0643	3/11/2025		Pending before HPB	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

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 Av	Raleigh Hotel	HPB19-0341	9/8/2020	BC2116998	Permit Issued (03/20/2024). Foundation work underway. The site has a construction fence installed.	
1801 Collins Av	Shelborne Hotel	HPB20-0443	4/13/2021	RV2116655	Permit Issued (02/16/2023). Fully active construction site. The site has a construction fence installed.	May 1, 2025
1901 Collins Av	Shore Club Hotel	HPB21-0481	5/10/2022	BC2322278	Permit Applied (09/18/2023) 3 review rounds; permit nearing Planning approval.	2027
100 21st Street	Bulgari (Seagull)	HPB20-0442	6/15/2021	BC2220585	Permit Issued (04/29/2024). No active 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. NOTE: Planning staff met with the project team a few weeks ago to discuss the project and was advised that the project is moving forward. Additionally, the applicant went back to the Historic Preservation Board in November for approval to demolish and reconstruct the porte-cochere.	2027