

5. 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: June 10, 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. On March 11, 2025, the item was deferred to a future date, with no discussion.

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 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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