

MIAMIBEACH

Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board
FROM: Thomas Mooney, Director
DATE: September 16, 2025
TITLE: HPB25-0662 A.K.A. HPB 7490, 3425 COLLINS AVENUE.

PROPERTY

3425 Collins Avenue

FILE NO.

HPB25-0662

APPLICANT

3425 Collins LLC

IN RE:

An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the partial demolition renovation and restoration of the existing 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new 16-story detached ground level addition. Specifically, the applicant is requesting modifications to the design of the guardhouses and the detached residential addition.

PRIOR ORDER NUMBER:

a.k.a. HPB 7490

Applicable Area

Middle Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No