

NEW APPLICATIONS 3

MIAMI BEACH

Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board
FROM: Thomas Mooney, Director
DATE: December 16, 2025
TITLE: HPB25-0677 A.K.A. HPB FILE NO. 7245, 1545 COLLINS AVENUE – THE JAMES ROYAL PALM HOTEL.

PROPERTY

1545 Collins Avenue

FILE NO.

HPB25-0677

APPLICANT

RP Hotel Holdings, 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 structures on the site, including a new landscape plan and pool deck, new roof-terraces, and new signage. Specifically, the applicant is requesting to delete certain conditions of approval regarding outdoor operations, noise conditions, and operational conditions.

PRIOR ORDER NUMBER:

a.k.a. HPB File No. 7245

Applicable Area

South 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