

**NEW APPLICATIONS 3**

# MIAMIBEACH

## Land Use Boards

### Historic Preservation Board

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: March 17, 2026  
TITLE: HPB25-0676, 2201 COLLINS AVENUE – W HOTEL

**PROPERTY**

2201 Collins Ave – W Hotel

**FILE NO.**

HPB25-0676

**APPLICANT**

2201 Collins Propco LLC.

**IN RE:**

An application has been filed requesting a Certificate of Appropriateness for the partial demolition and renovation of the existing structure and site, including construction associated with the introduction of a private members-only club and new beach club restaurant, and modifications to valet operations, including a dedicated members-only drop-off entrance along the north side of the property. The application also includes variances from the maximum continuous deck area within the Dune Preservation Overlay District, a variance from the minimum required setback from the Bulkhead line within the Oceanfront Overlay District, and a variance from the maximum allowable clearance for a shade structure in the Dune Preservation Overlay.

**PRIOR ORDER NUMBER:**

**Applicable Area**

South Beach

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

**Does this item utilize G.O. Bond Funds?**

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Yes

No