

MODIFICATIONS OF PREVIOUSLY APPROVED BOARD ORDER 5

MIAMIBEACH

Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board
FROM: Thomas Mooney, Director
DATE: March 17, 2026
TITLE: HPB25-0680, A.K.A. HPB23-0591,1509 AND 1515 WASHINGTON AVENUE
AND 1500 COLLINS AVENUE

PROPERTY

1509 and 1515 Washington Avenue and 1500 Collins Avenue

FILE NO.

HPB25-0680

APPLICANT

1515 Washington Acquisition, LLC

IN RE:

An application has been filed requesting modifications to a previously issued Certificate of Appropriateness for the total demolition and partial reconstruction of two contributing buildings including the construction of a new addition, the partial demolition and renovation of two contributing buildings including the construction of a 1-story rooftop addition, the total demolition of a non-contributing building, one or more waivers and site improvements, as part of a new hotel development. Specifically, the application includes modifications to window/door openings, installation of an operable storefront, and other design modifications associated with adjustments to the accessory uses, including the construction of an outdoor bar counter. The applicant is also requesting a waiver to allow the demolition of an existing non-contributing structure, prior to the issuance of a building permit for the new construction.

PRIOR ORDER NUMBER:

Applicable Area

South Beach

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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