

NEW APPLICATIONS 2

MIAMI BEACH

Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board
FROM: Thomas Mooney, Director
DATE: April 14, 2026
TITLE: HPB25-0683, 1680 COLLINS AVENUE AND 1671 JAMES AVENUE – SAN JUAN HOTEL.

PROPERTY

1680 Collins Avenue and 1671 James Avenue

FILE NO.

HPB25-0683

APPLICANT

San Juan Hotel LLC

IN RE:

An application has been filed requesting a Certificate of Appropriateness for the substantial demolition, renovation and restoration of the existing hotel, including the construction of a new 5-story addition fronting James Avenue, together with associated site and façade improvements, and restoration of historic signage. The application also includes a waiver of the requirement for onsite loading spaces. **[The applicant requested a continuance to the June 9th meeting.]**

PRIOR ORDER NUMBER:

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

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