

**NEW APPLICATIONS 8**

# MIAMIBEACH

## 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.

**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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