

Hospitality FF&E Project Pipeline — South Florida & Caribbean

Compiled: February 17, 2026

1. NEW HOTEL/RESORT CONSTRUCTION — SOUTH FLORIDA

Grand Hyatt Miami Beach

- **Location:** Miami Beach (adjacent to Convention Center)
- **Developer/Owner:** Terra Group / convention center partnership
- **Timeline:** Groundbreaking May 2025 → Opening 2027
- **Scope:** \$600M, 800 rooms (52 suites), 4 floors meeting space, 5 F&B venues, resort pool deck, pedestrian bridge to convention center
- **Source:** miamishome.com, meetingsmags.com

Waldorf Astoria Hotel & Residences Miami

- **Location:** 300 Biscayne Blvd, Downtown Miami
- **Developer/Owner:** PMG / Greybrook / managed by Hilton
- **Timeline:** Topped 50th floor Dec 2025 → Opening 2028
- **Scope:** 100-story supertall tower, 205 hotel rooms, 387 residences
- **Source:** floridayimby.com

Miami Design District Hotel & Residences (David Chipperfield)

- **Location:** 3995 N Miami Ave, Design District
- **Developer/Owner:** Raycliff Capital / Fort Partners / Dacra / L Catterton / Brookfield / Constellation Hotels
- **Timeline:** UDRB approved Jan 2026 → Pre-construction sales launching
- **Scope:** 26-story hotel tower (85 rooms + 20 condo-hotel units), 12-story condo tower (143 units), 55K SF retail. David Chipperfield architect
- **Source:** commercialobserver.com, floridayimby.com

The Sunny (Sunny Isles Beach)

- **Location:** Sunny Isles Beach (former Newport Beachside)
- **Developer/Owner:** HB Capital Group
- **Timeline:** Opening Feb 2026
- **Scope:** 339-room oceanfront transformation, private beach, spa, gym, 6 F&B outlets
- **Source:** miaminewtimes.com

Hyatt Centric Wynwood

- **Location:** Wynwood, Miami
- **Timeline:** Opening 2026–2027
- **Source:** miamiandbeaches.com

AC Hotel Miami Gardens City Center

- **Location:** Miami Gardens

- **Timeline:** Opening 2026–2027
- **Source:** miamiandbeaches.com

2. MAJOR HOTEL RENOVATIONS & REMODELS — SOUTH FLORIDA

Delano Miami Beach

- **Location:** South Beach
- **Owner/Operator:** Ennismore
- **Timeline:** Reopening March 2026
- **Scope:** Comprehensive reimagining of iconic 1947 Art Deco property. Redesigned rooms, multiple new dining/bar concepts, wellness studio, revival of Rose Bar. Preserved terrazzo floors, white columns, famous pool
- **Source:** miaminewtimes.com, hoteldive.com

Diplomat Beach Resort → Signia by Hilton Hollywood

- **Location:** Hollywood, FL
- **Owner/Operator:** Hilton (rebrand)
- **Timeline:** Spring 2026
- **Scope:** Full renovation — refreshed guest rooms, updated public spaces, new infinity pool, rebranded Palmea Kitchen restaurant
- **Source:** miaminewtimes.com

Loews Miami Beach Hotel

- **Location:** Miami Beach
- **Timeline:** Completed winter 2025/26
- **Scope:** \$55M renovation of 790 rooms/suites, two new restaurants (Bistro Collins, The Sushi Bar)
- **Source:** miamilivingmagazine.com

Royal Palm South Beach (Marriott Tribute Portfolio)

- **Location:** South Beach
- **Timeline:** 2026 (date TBD)
- **Scope:** Full reimagining — redesigned rooms with Miami modernism/French Riviera aesthetic, revitalized pool and bar areas
- **Source:** miaminewtimes.com, miamiandbeaches.com

The Beach Club at Boca Raton

- **Location:** Boca Raton
- **Owner:** The Boca Raton (MSD Partners)
- **Timeline:** Completed late 2024/2025
- **Scope:** \$120–130M renovation. 210 refreshed rooms/suites (tripled suite inventory), new restaurants, cocktail lounge, oceanfront café, enhanced fitness, oceanside event spaces
- **Source:** luxurytraveladvisor.com, resident.com

The Seagate (Delray Beach)

- **Timeline:** Phase 1 complete
- **Scope:** 157 redesigned guest rooms, new Bourbon Steak by Michael Mina restaurant

- **Source:** resident.com

Majestic Colonial Punta Cana (renovation — see Caribbean section)

3. NEW HOTEL BRANDS ENTERING SOUTH FLORIDA

The Vineta Hotel — Oetker Collection (Palm Beach)

- **Location:** Palm Beach
- **Operator:** Oetker Collection (first Florida property)
- **Timeline:** Opening February 2026
- **Scope:** Mediterranean Revival landmark, top-to-bottom renovation by Tino Zervudachi (Paris). 41 rooms/suites, destination restaurant Coco's, American bar
- **Source:** oetkerhotels.com, theopeninglist.com

Palm House — Iconic Luxury Hotels (Palm Beach)

- **Location:** Palm Beach
- **Operator:** Iconic Luxury Hotels (first US property)
- **Timeline:** Open 2025
- **Scope:** 79 rooms including 2-story Presidential Suite, Japanese-Peruvian cuisine at The Dining Room, omakase lunch
- **Source:** resident.com, palmhousehotel.com

The Gulfstream (Lake Worth Beach)

- **Location:** Lake Worth Beach, Palm Beach County
- **Timeline:** Early 2026
- **Scope:** Dramatic restoration of century-old Mediterranean Revival landmark. New restaurant, spa, pool; preserved historic facade
- **Source:** resident.com

The Balfour Miami Beach — Registry Collection

- **Location:** South of Fifth, Miami Beach
- **Timeline:** Open 2025
- **Scope:** 82-room Art Deco building (1940) joining The Registry Collection with modern amenity upgrades
- **Source:** miamilivingmagazine.com

4. NEW BEACH CLUBS, POOL CLUBS & ROOFTOP VENUES

Mary Lou's at W South Beach

- **Location:** W South Beach, Miami Beach
- **Timeline:** Opened January 29, 2026
- **Scope:** Supper club/cocktail lounge (former Wall nightclub space). Includes Mary Lou's Society (private members), Mary Lou's Beach (members-only beach with retro loungers & curated F&B)
- **Source:** miaminewtimes.com

Baia Beach Club at Mondrian South Beach

- **Location:** Mondrian South Beach

- **Scope:** Mediterranean-inspired upscale day club — pool, marina access on Biscayne Bay, renovated wellness spa
- **Source:** baiabeachclubmiami.com

Nana Kosher Beach Club

- **Location:** Miami Beach (oceanfront)
- **Scope:** Luxury beach club with kosher dining
- **Source:** themeridianadvisors.com

Amazónico Miami

- **Location:** Brickell
- **Timeline:** Opened Sept 2025
- **Scope:** Multi-floor Latin American fine dining, open kitchens, live music, sushi counter, rooftop lounge
- **Source:** hauteliving.com

Midorie (Fort Lauderdale)

- **Location:** Fort Lauderdale area
- **Timeline:** Opening June 2026
- **Source:** bizjournals.com/southflorida

5. NEW LUXURY RESTAURANTS IN HOTEL/RESORT SETTINGS

Restaurant	Hotel/Property	Location	Status
Bistro Collins + The Sushi Bar	Loews Miami Beach	Miami Beach	Open (post-\$55M reno)
Coco's + American Bar	The Vineta Hotel (Oetker)	Palm Beach	Opening Feb 2026
Rose Bar (revival) + new dining concepts	Delano Miami Beach	South Beach	Opening March 2026
Palmea Kitchen	Signia by Hilton (fmr Diplomat)	Hollywood	Spring 2026
Bourbon Steak by Michael Mina	The Seagate	Delray Beach	Open
The Dining Room (Japanese-Peruvian)	Palm House	Palm Beach	Open
6 F&B outlets	The Sunny	Sunny Isles Beach	Feb 2026
5 F&B venues	Grand Hyatt Miami Beach	Miami Beach	2027

6. CARIBBEAN RESORT & CONDO-HOTEL DEVELOPMENTS

TURKS & CAICOS

Salterra, Luxury Collection Resort & Spa

- **Location:** South Caicos
- **Operator:** Marriott Bonvoy (Luxury Collection)
- **Timeline:** Opened early 2025
- **Scope:** 100 ocean-view rooms/suites (up to 3-BR), watersports, fine dining
- **Source:** oceanhomemag.com, marriott.com

Andaz Turks & Caicos at Grace Bay

- **Location:** Grace Bay, Providenciales
- **Operator:** Hyatt
- **Timeline:** Early 2026
- **Scope:** 59 luxury rooms, 73 residences (studios to 4-BR penthouses), 4 restaurants, rooftop venue, spa, fitness
- **Source:** oceanhomemag.com

The Loren Turks & Caicos

- **Location:** Providenciales
- **Timeline:** 2026
- **Scope:** 33-room hotel, 25 condos, 9 villas, private marina, event space
- **Source:** thelorenresidences.com, visittci.com

Treasure Beach Village (Beaches expansion)

- **Location:** Grace Bay, Providenciales
- **Operator:** Sandals/Beaches
- **Timeline:** Opening March 1, 2026
- **Scope:** 101 rooms, 15,000 SF infinity pool, 7 dining options, 32-seat cinema
- **Source:** visittci.com

The Point (Point Grace expansion)

- **Location:** Providenciales
- **Timeline:** Late 2026
- **Scope:** 38 oceanfront condos, 16 casitas with private pools, adults-only pool, family pools, sports courts, dining/bars
- **Source:** visittci.com

Kempinski Grace Bay

- **Location:** Grace Bay Beach, 11-acre site
- **Timeline:** Broke ground Dec 2025 → Completion 2028
- **Scope:** 119 private residences, 4 oceanfront villas, spa, beach club, sports pavilion
- **Source:** caribjournal.com, travelweekly.com

InterContinental + Kimpton (192 rooms) + Hotel Indigo TCI

- **Location:** Bight area, Providenciales
- **Developer:** Molo Hotel Group / Lighthouse Hotel Management
- **Operator:** IHG (3 brands)
- **Timeline:** Opening by 2027
- **Scope:** Three hotels with pools, dining, rooftop bar
- **Source:** tophotel.news

St. Regis Turks & Caicos

- **Location:** Grace Bay, Providenciales
- **Timeline:** Late 2027
- **Scope:** Phase 1: 96 beachfront condos + casino

- **Source:** visittci.com

Arc Sky Villas (South Bank Resort)

- **Location:** Providenciales
 - **Timeline:** Nearing completion Aug 2025
 - **Scope:** 17 villas with private pools, resort pool, beachfront restaurant
 - **Source:** gracebayresorts.com
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BAHAMAS

Six Senses Grand Bahama

- **Location:** Grand Bahama Island
 - **Timeline:** 2026
 - **Scope:** 45 waterfront/canal villas, 700m beachfront, sustainable prefabricated design, marine research center
 - **Source:** jetsetprivateair.com
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DOMINICAN REPUBLIC

Moon Palace – The Grand Punta Cana

- **Developer:** Palace Resorts
- **Timeline:** Opening March 2026
- **Scope:** \$1.5B investment. Massive family-friendly all-inclusive — multiple pools, restaurants, Greg Norman golf course, kids club, spa, day/night clubs, speakeasy. Described as chain's "biggest, best, and greenest"
- **Source:** thepalacecompany.com, moonpalace.com

Secrets Macao Beach Punta Cana

- **Operator:** Hyatt (AMR Collection)
- **Timeline:** 2026
- **Scope:** 406 suites (111 swim-outs, 13 panoramic swim-outs), 9 restaurants, 9 bars, adults-only
- **Source:** newsroom.hyatt.com

Hyatt Vivid Punta Cana

- **Location:** Cabeza de Toro beach
- **Timeline:** March 1, 2026
- **Scope:** Adults-only all-inclusive
- **Source:** travelmarketreport.com

Fiesta Americana Funeeq Punta Cana

- **Location:** Uvero Alto
- **Timeline:** Spring 2026
- **Scope:** 494 rooms/suites, family-friendly, pools, ocean views
- **Source:** travelmarketreport.com

Lopesan Group — 3 New Resorts

- **Properties:** Caoba Lagoon, Serenity Bay, Splash Cove
- **Location:** Punta Cana area
- **Timeline:** Late spring 2026
- **Source:** travelweekly.com

Majestic Colonial Punta Cana (Renovation)

- **Timeline:** Closed Apr 6 – Nov 12, 2026 for full renovation → Reopening Nov 13, 2026
 - **Scope:** Top-to-bottom redesign of 658 suites, upgraded dining, 400m river-style pool, beachfront, adults-only sections
 - **Source:** YouTube/travel reports
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PUERTO RICO

Four Seasons Resort & Private Residences Puerto Rico

- **Location:** Bahia Beach, Rio Grande
- **Developer:** Paulson Puerto Rico
- **Timeline:** Opening late 2025
- **Scope:** 483-acre property, 139 rooms/suites, 85 branded residences, private beach, pools, tennis, golf, rainforest/ocean views
- **Source:** press.fourseasons.com

Hard Rock Hotel & Casino San Juan

- **Location:** San Juan
- **Developer:** Mislá Hospitality / Stonecrest / Interfin
- **Timeline:** Construction starts mid-2026 → Opening 2029
- **Scope:** \$850M integrated resort — hotel, casino, residences, event venues, Rock Spa, pools, dining
- **Source:** hardrock.com, constructiondive.com

Ritz-Carlton San Juan (Renovation)

- **Location:** Isla Verde
- **Timeline:** Reopening early–mid 2025
- **Scope:** \$150M renovation post-Hurricane Maria, beachfront luxury
- **Source:** meetingstoday.com

Mandarin Oriental Puerto Rico

- **Location:** Boquerón Bay, Cabo Rojo
 - **Timeline:** Opening 2028 (in development now)
 - **Scope:** 106 rooms/suites, 83 villas with private pools, 200 residences
 - **Source:** press.mandarinoriental.com
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OTHER CARIBBEAN

InterContinental Grenada Resort

- **Location:** Grenada
- **Timeline:** 2025
- **Source:** tophotel.news

Barbados Pipeline (2026–2027)

- Blue Monkey Hotel & Beach Club
- Hotel Indigo Barbados
- Royalton Vessence
- Pendry Barbados
- Hyatt Ziva Barbados
- Beaches Barbados (Sandals)
- **Source:** tourismanalytics.com

TUI Blue Curaçao

- **Timeline:** Q2 2026
- **Scope:** 300 keys, \$80M
- **Source:** tourismanalytics.com

Pyrmont Curaçao, Autograph Collection

- **Timeline:** Q2 2026
- **Scope:** 305 keys
- **Source:** tourismanalytics.com

SUMMARY — TOP FF&E OPPORTUNITIES BY TIMING

Immediate (Now – Mid 2026)

Project	Rooms/Keys	Location
Delano Miami Beach	~200	South Beach
Signia by Hilton (Diplomat)	~1,000	Hollywood, FL
The Sunny	339	Sunny Isles Beach
Royal Palm South Beach	~200	South Beach
The Vineta Hotel (Oetker)	41	Palm Beach
The Gulfstream	~100	Lake Worth Beach
Moon Palace Punta Cana	1,000+	DR
Andaz Grace Bay	59 + 73 res	Turks & Caicos
Treasure Beach Village	101	Turks & Caicos

Mid-Term (2027)

Project	Rooms/Keys	Location
Grand Hyatt Miami Beach	800	Miami Beach
IHG Triple (InterCon/Kimpton/Indigo)	~300+	Turks & Caicos
St. Regis TCI	96 condos	Turks & Caicos

Project	Rooms/Keys	Location
Kempinski Grace Bay	119 res	Turks & Caicos

Long-Term (2028+)

Project	Rooms/Keys	Location
Waldorf Astoria Miami	205 + 387 res	Downtown Miami
Miami Design District Hotel	85 + 20	Design District
Hard Rock San Juan	TBD	Puerto Rico
Mandarin Oriental PR	106 + 283	Cabo Rojo, PR

This pipeline is based on publicly available information as of February 2026. Timelines are subject to change. Sources cited throughout.