

NEW APPLICATIONS 6

MIAMIBEACH

Land Use Boards

Historic Preservation Board

TO: Historic Preservation Board
FROM: Thomas Mooney, Director
DATE: November 18, 2025
TITLE: HPB25-0669, 4441 COLLINS AVENUE – FONTAINEBLEAU HOTEL.

PROPERTY

4441 Collins Avenue

FILE NO.

HPB25-0669

APPLICANT

Fountainebleau Florida Hotel, LLC

IN RE:

An application has been filed requesting a Certificate of Appropriateness for the partial demolition of existing improvements in the rear yard, and the construction of new rear yard amenities for the hotel, including water slides, pools, restrooms, and cabanas. The applicant is also requesting variances from the maximum allowable height for shade structures; a variance from the minimum setback requirements from the Erosion Control Line; variances from the walkway material and maximum walkway width requirements; variances from the minimum open space requirements in both the Dune Preservation and Oceanfront Overlay Districts; a variance from the side setback requirements in the Oceanfront Overlay; a variance from the minimum setback requirements from the Bulkhead line; a variance from the view corridor requirements in the Oceanfront Overlay; a variance from the rear pedestal setback requirements; and variances from the side setback requirements and sum of the side yard setback requirements. **[Automatically continued from 1/13/2026, due to the canceled meeting]**

PRIOR ORDER NUMBER:

Applicable Area

NEW APPLICATIONS 6

Middle 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