



FONTAINEBLEAU FLORIDA HOTEL, LLC
4441 COLLINS AVENUE
MIAMI BEACH, FL 33140
FONTAINEBLEAU.COM

April 10, 2018

Miami Beach
Planning Department
Historic Preservation Board
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Fontainebleau Lobby Bar – “Bleau Bar”

To Whom It May Concern:

The intent of this application:

Renovation to Fontainebleau Lobby Bar “Bleau Bar”. Inclusive of new bar millwork, new floor finishes and new millwork screens.

Sea Level Rise Criteria:

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders.

The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
Not Applicable.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
Not Applicable.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
Not Applicable.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
Not Applicable.

Bar Layout (Round vs Proposed)

Expanding the diameter of the round bar will minimally increase the seat count yet significantly increase the overall footprint of the bar.

Additionally, the existing shape of the Bleau Bar design exposes the service area and trash receptacles, creating an eyesore for the guests. The proposed Bleau Bar design conceals the service area and trash receptacles, making them less visible to the guests. Lastly, the proposed design incorporates the ADA seating more seamlessly than the round bar, creating an identical experience for all guests.



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- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
Not Applicable.
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
Not Applicable.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
Not Applicable.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
Not Applicable.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
Not Applicable.
- 10) Where feasible and appropriate, water retention systems shall be provided.
Not Applicable.

Sincerely,

Philip Goldfarb
President and Chief Operating Officer