



**LSN PARTNERS**  
Local • State • National

May 4, 2016

Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2nd Fl.  
Miami Beach, FL 33139

**RE: Fontainebleau Florida Hotel, LLC Land Use Board Hearing application  
First Submittal June 9, 2016**

To Whom It May Concern:

LSN Partners, LLC, represents Fontainebleau Florida Hotel, LLC, in its application to obtain a variance to Chapter 138 of the land development regulations of the City of Miami Beach Code (hereafter "City Code").

Fontainebleau is seeking to improve the flow of traffic in its property and reduce congestion on Collins Avenue by adding a sign that directs visitors arriving from Collins Avenue to the proper entrance of the hotel. Currently, the hotel has several entry and exit points on Collins Avenue, which causes confusion among visitors who do not know which entrance to use to get to the hotel. Visitors who access the wrong entrance usually have to drive back into Collins Avenue to find the correct entrance. This process not only inconveniences Fontainebleau's visitors but also causes unnecessary traffic on Collins Avenue. To solve this issue, Fontainebleau proposes:

- adding on its southern entrance a two-sided, two square feet sign (four square feet total) that reads "Main Drive."
- The sign will be placed two square feet from the property line to ensure adequate visibility.
- The proposed size and setbacks of the sign require obtaining a variance to increase the approved aggregate sign area on the property from 174 square feet to 178 square feet; and
- reduce the setback requirement in Section 138-9 if the City code from 10 square feet to 2 square feet.

The attached application provides with all of the items requested by the Planning Department. However, please let us know if there is any additional information that you need to make a decision. We appreciate your attention to this matter.

Sincerely,

Diana C. Mendez

## MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACH.FL.GOV  
305-673-7550

### LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

☐ BOARD OF ADJUSTMENT

- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- ☐ APPEAL OF AN ADMINISTRATIVE DECISION

☐ DESIGN REVIEW BOARD

- ☐ DESIGN REVIEW APPROVAL
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☐ HISTORIC PRESERVATION BOARD

- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- ☐ HISTORIC DISTRICT / SITE DESIGNATION
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

☐ PLANNING BOARD

- ☐ CONDITIONAL USE PERMIT
- ☐ LOT SPLIT APPROVAL
- ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

☐ FLOOD PLAIN MANAGEMENT BOARD

- ☐ FLOOD PLAIN WAIVER

☐ OTHER \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: 4441 COLLINS AVE, MIAMI BEACH, FL 33140

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3123-002-0010

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT  
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER \_\_\_\_\_

NAME FONTAINEBLEAU FLORIDA HOTEL, LLC  
 ADDRESS 4441 COLLINS AVE MIAMI BEACH, FL 33140  
 BUSINESS PHONE 305 538 2000 X 3215 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS LCARRILLO@FONTAINEBLEAU.COM

OWNER IF DIFFERENT THAN APPLICANT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME DIANA C MENDEZ  
 ADDRESS 801 ARTHUR GODFREY RD. MIAMI BEACH, FL 33140  
 BUSINESS PHONE 305 742 2810 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS DMENDEZ@LORENTEHECKLER.COM

☒ AGENT:

NAME LEO CARRILLO  
 ADDRESS 4441 COLLINS AVE, MIAMI BEACH, FL 33140  
 BUSINESS PHONE 305 538 2000 X 3215 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS LCARRILLO@FONTAINEBLEAU.COM

☐ CONTACT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☐ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: \_\_\_\_\_

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

FILE NO. \_\_\_\_\_



## 4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

VARIANCE REQUEST TO EXCEED ALLOWABLE SIZE AND SETBACK REQUIREMENTS  
FOR MONUMENT SIGN.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) N/A SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE) N/A SQ. FT.

## 5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; ITTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

## PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE - ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY. SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. \_\_\_\_\_

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY  
☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: 

PRINT NAME: Leonardo Carrillo

FILE NO. \_\_\_\_\_



OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF  
COUNTY OF

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY  
 (Circle one)

STATE OF  
COUNTY OF

I, Leo Casillo being duly sworn, depose and certify as follows: (1) I am the VP Facilities (print title) of Fontainebleau FL LLC. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 24 day of MAY, 2016. The foregoing instrument was acknowledged before me by Leo Casillo, \_\_\_\_\_ of Fontainebleau FL LLC, on behalf of such entity, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires



NOTARY PUBLIC

PRINT NAME

FILE NO. \_\_\_\_\_

POWER OF ATTORNEY AFFIDAVITSTATE OF  
COUNTY OF

I, Leo Carrillo, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize DIANA MENDOZA to be my representative before the Land Use Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Leonardo Carrillo  
PRINT NAME (and Title, if applicable)

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 24 day of MAY, 2016. The foregoing instrument was acknowledged before me by Leo Carrillo of Miami Beach, Florida who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires



[Signature]  
NOTARY PUBLIC  
Madelyn Chapoteau  
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.\*

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. \_\_\_\_\_



CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

**1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. \*

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

FONIAINEBLEAU MIAMI MEZZ BORROWER, LLC  
4441 COLLINS AVE MIAMI BEACH FL 33140

100

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. \_\_\_\_\_



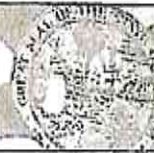


## LEO CARRILLO VICE PRESIDENT OF FACILITIES

Leo Carrillo is the Vice President of Facilities for Fontainebleau Miami Beach. In this role, Carrillo is responsible for the physical plant of the resort, encompassing more than 30 acres, including renovations and construction, energy management, property conservation, repairs and maintenance and code compliance.

Carrillo began his career at the Cabbage House Miami Beach more than 20 years ago. While working at the Cabbage House, he worked simultaneously at Fontainebleau Hilton, which started him on a 25-year career path with Hilton Hotels Corporation. From the Fontainebleau Hilton, Carrillo joined the Miami Airport Hilton and then returned again to the Fontainebleau Hilton.

In 2005, Carrillo joined the Fontainebleau Resorts team as Vice President of Facilities. During the construction phase of Fontainebleau Resorts, Carrillo served as the owner's representative and direct liaison with the City of Miami Beach.

**FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS****Detail by Entity Name****Foreign Limited Liability Company**

FONTAINEBLEAU FLORIDA HOTEL, LLC

**Filing Information**

Document Number	M07000002556
FEI/EIN Number	202401133
Date Filed	05/01/2007
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/20/2012
Event Effective Date	NONE

**Principal Address**4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140

Changed: 03/19/2010

**Mailing Address**4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140

Changed: 03/19/2010

**Registered Agent Name & Address**C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324**Authorized Person(s) Detail****Name & Address**

Title MMBR

FONTAINEBLEAU MIAMI MEZZ BORROWERS, LLC  
4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140**Annual Reports**

Report Year	Filed Date
-------------	------------



FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS**Detail by Entity Name****Foreign Limited Liability Company**

FONTAINEBLEAU MIAMI MEZZ BORROWER, LLC

**Filing Information**

**Document Number** M12000003135  
**FEI/EIN Number** 45-5001943  
**Date Filed** 06/04/2012  
**State** DE  
**Status** ACTIVE

**Principal Address**

4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140-3227

**Mailing Address**

4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140-3227

**Registered Agent Name & Address**

GOLDFARB, PHIL  
4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140-3227

**Authorized Person(s) Detail****Name & Address**

Title MGRM

FONTAINEBLEAU MIAMI JV, LLC  
4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140-3227

**Annual Reports**

Report Year	Filed Date
2013	04/23/2013
2014	04/02/2014

**Document Images**[04/02/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS**Detail by Entity Name****Foreign Limited Liability Company**

FONTAINEBLEAU MIAMI JV, LLC

**Filing Information**

Document Number	M08000001243
FEI/EIN Number	262182766
Date Filed	03/14/2008
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/04/2014
Event Effective Date	NONE

**Principal Address**4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140

Changed: 03/19/2010

**Mailing Address**4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140

Changed: 03/19/2010

**Registered Agent Name & Address**CT CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324**Authorized Person(s) Detail****Name & Address**

Title MGR

SOFFER, JACQUELINE  
4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140

Title MGR

SOFFER, JEFFREY





4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140

**Annual Reports**

Report Year	Filed Date
2013	04/23/2013
2014	04/02/2014
2015	04/14/2015

**Document Images**

<a href="#">04/14/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/04/2014 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2011 -- LC Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">11/17/2010 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/20/2009 -- ADDRESS CHANGE</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2008 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

[Copyright ©](#) and [Privacy Policies](#)

State of Florida, Department of State

FONTAINEBLEAU MIAMI BEACH

305 538 2000

4441 COLLINS AVENUE

MIAMI BEACH FL 33140

FONTAINEBLEAU.COM

January 29, 2014

VIA HAND DELIVERY

City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33139

RE: Fontainebleau Miami Beach, 4441 Collins Avenue, Miami Beach ("Property")

To whom it may concern,

Please be advised that LEONARDO CARRILLO is hereby authorized to execute and deliver any and all documents required by the City of Miami Beach in connection with any permitting matters for the Property.

Sincerely,

FONTAINEBLEAU FLORIDA HOTEL, LLC  
a Florida limited liability company

By: Fontainebleau Miami Mezz Borrower, LLC, its managing member

By: Fontainebleau Miami JV, LLC, its managing member

By: 

Jeffrey Soffer, Owner

By: 

Leonardo Carrillo, Vice President of Facilities



FONTAINEBLEAU MIAMI BEACH

10354 JACO  
444 COLLINS AVENUE  
MIAMI BEACH FL 33130  
FONTAINEBLEAU

Date 5/8/15

Job Name FONTAINEBLEAU  
Job Address 4441 COLLINS AVE  
Job City and State MIAMI BEACH  
Property Folio or ID Number 02.32230020010

To Whom It May Concern,

This letter authorizes Joseph Dillard and Art Sign Company representatives to act as agents on our behalf to apply for a DRC Site Plan and attend any necessary meeting.

Sincerely,

Leonardo Carrillo  
Property Owner

Leonardo Carrillo  
Property Owner's Name Printed or Typed

State of Florida

County of Miami-Dade

Before me personally appeared Leo Carrillo to me well known to be the person described in and who has executed the foregoing instrument and acknowledged to and before me that he/she executed said instrument for the purposes therein express WITNESS my hand and official seal, this 8<sup>th</sup> day of May, year 2015.

Jana L Garcia  
Notary Public  
Jana L Garcia



My commission expires: 2/20/18

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. \*

TRUST NAME

NAME AND ADDRESS

% INTEREST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*NOTE: Notarized signature required on page 9*

FILE NO. \_\_\_\_\_



### 3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.	DIANA C. MENDEZ	801 ARTHUR GODFREY RD	305-742-2810
b.		UNIT 401	
c.		MIAMI BEACH, FL 33140	

Additional names can be placed on a separate page attached to this form.

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

### APPLICANT AFFIDAVIT

STATE OF  
COUNTY OF

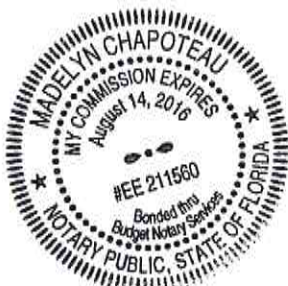
I, Leo Carrillo, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 26 day of May, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:



NOTARY PUBLIC

PRINT NAME

FILE NO. \_\_\_\_\_

# EXHIBIT A

## Legal Description

**EXHIBIT A**

**Legal Description**

**Lot "A" and Lots 1 and 2 and the South ½ of Lot 3, of Amended Plat of "the Indian Beach Corporation Subdivision," according to the Plat thereof, recorded in Plat Book 8, Page 61 of the public records of Dade County, FL.**





HARDSHIP LETTER  
FOUNTAINBLEAU FREESTANDING ENTRANCE  
4441 COLLINS AVENUE  
VARIANCE

June 27, 2016

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. The existing identification signs are set back off the street and face west making them difficult to see when driving by the property. Drivers have missed the entrance once they see the ID signs.
2. The special conditions and circumstances do not result from the action of the applicant; the existing ID signs are framed in foliage which causes them to blend and nearly disappear from view.
3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, building, or structures in the same zoning district; other entrance signs in the area exceed 2 square feet.
4. Literal interpretation of the provision of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant; other entrance signs in the area exceed 2 square feet.
5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; the entrance to Fontainebleau has an ideal center median to support the sign. The proposed two-sided, 2 square feet sign (4 square feet total) that will be placed 2 square feet from the property line makes it easily visible to approaching traffic to identify the property without impeding the view of traffic exiting and entering the property. This requires a variance to increase the approved aggregate sign area on the property from 174 square feet to 178 square feet and reduce the setback requirement in Section 138-9 of the City Code from 10 square feet to 2 square feet.
6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and will prevent the event of approaching traffic from missing the entrance without obstructing the view of exiting and entering traffic; and allowing the logo provides quick recognition by drivers.
7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The Planning and Zoning Director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the Board of Adjustment voting on the applicant's request. The sign will not exceed 4' in height so as not to obstruct site lines for entering and exiting traffic. Allowing the logo ensures easy and immediate recognition of the property.

# Local Business Tax Receipt

Miami-Dade County, State of Florida

-THIS IS NOT A BILL - DO NOT PAY

# LBT

5562724

**BUSINESS NAME/LOCATION**

FONTAINEBLEAU FLORIDA HOTEL LLC  
4401 COLLINS AVE  
MIAMI BEACH FL 33140

**RECEIPT NO.**

**RENEWAL**  
**1980185**

**EXPIRES**

**SEPTEMBER 30, 2016**

Must be displayed at place of business  
Pursuant to County Code  
Chapter 8A - Art. 9 & 10

**OWNER**

FONTAINEBLEAU FLORIDA HOTEL LLC  
Employee(s) 10

**SEC. TYPE OF BUSINESS**

213 SERVICE BUSINESS

**PAYMENT RECEIVED  
BY TAX COLLECTOR**

\$45.00 07/08/2015  
ECHECK-15-157218

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit [www.miamidade.gov/taxcollector](http://www.miamidade.gov/taxcollector)

# INVOICE (00005661)

**BILLING CONTACT**

LSN PARTNERS LLC  
LSN PARTNERS LLC  
801 W 41St St, Ste 401  
Miami Beach, FI 33140-3333

**MIAMIBEACH**

1700 Convention Center Drive  
Miami Beach, Florida 33139  
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00005661	06/22/2016	06/22/2016	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
HPB0616-0034	Advertisement	\$1,500.00
	Courier (per package)	\$70.00
	Mail Notice Per Label	\$2,224.00
	New Application	\$2,500.00
	Posting (per site)	\$100.00
	Variance (MF, CM, I, MXU)	\$1,000.00
4441 Collins Ave Miami Beach, FL -331400000		<b>SUB TOTAL</b> \$7,394.00

**TOTAL** **\$7,394.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.





zoning public notification packages | ownership lists + mailing labels + radius maps  
diana@rdrmiami.com | 305.498.1614

June 22, 2016

City of Miami Beach  
Planning Department  
1700 Convention Center Dr.  
Miami Beach, FL 33139

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 4441 Collins Ave, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3223-002-0010

**LEGAL DESCRIPTION:** INDIAN BEACH CORP AMD PL PB 8-61 LOT A & LOTS 1 & 2 & S1/2 OF LOT 3 & THAT PORT OF 44 ST DESC BEG NW COR OF R P VAN CAMP TH S 07 DEG W 125FT N 82 DEG W 60FT N 07 DEG E 15FT NWLY AD 78.54FTN 82 DEG W 129.44FT SWLY AD 57.17FT NLY AD 35.52FT N 09 DEG E 132.85FT SELY AD 116.56FT S 82 DEG E 213.10FT TO POB LESS PORT DESC IN DEC OR 22955-1343 NKA FONTAINEBLEAU II CONDO NAU 02 3223 023 0001 & 02 3223 002 0015 & LESS PORT DESC IN CONDO DECL OR 26167-3643 NAU 02 3223 026 K/A FONTAINEBLEAU III OCEAN CLUB CONDO & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

---

Diana B. Rio

Total number of property owners without repetition: **556 total, including 41 international**

*Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.*

# MIAMI BEACH

Page 1 of 3

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

Address: 4441 COLLINS AVE  
File Number:

Date: Oct 1, 2015

## BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
1	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	<del>Copies of all current or previously active Business Tax Receipts</del>	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider. <u>375 feet</u>	X	
7	<del>School Concurrency Application, for projects with a net increase in residential units (no SFH)</del>	X	
8	<u>Provide four (4), 11"x17" collated sets, two (2) of which are signed &amp; sealed, to include the following:</u> <u>Two -</u>	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements) - <u>RM-3</u>	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (if no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	X	
13	<del>Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)</del>	X	
14	<del>Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)</del>	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	<del>Indicate any backflow preventer and EPL vault if applicable</del>	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	<del>Current, dated color photographs, min 4"x6" of interior space (no Google images)</del>		
18	<del>Current color photographs, dated, Min 4"x6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)</del>	X	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions) <u>SURVEY + PLANS</u>	X	
20	<del>Demolition Plans (Floor Plans &amp; Elevations with dimensions)</del>	X	
21	<del>Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks</del>	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) <u>FOR SIGN</u>	X	
23	Proposed Section Drawings - <u>SIGN</u>	X	
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	
25	<del>Hardscape Plan, i.e. paving materials, pattern, etc.</del>	X	
26	Color Renderings (elevations and three dimensional perspective drawings) <u>SIGN</u>	X	

Indicate N/A If Not Applicable

Initials: mb



# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550


Address:

File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"x17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"x17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

## NOTES:

- Other information/documentation required for first submittal will be identified during pre-application meeting.
- Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

  
APPLICANT'S OR DESIGNEE'S SIGNATURE

10/1/15  
Date

Indicate N/A If Not Applicable

Initials: MB



Signs + sealed with tags  
~~tags~~ ?

Inv. as part of  
condition

↓  
Submit prior to  
Order released.

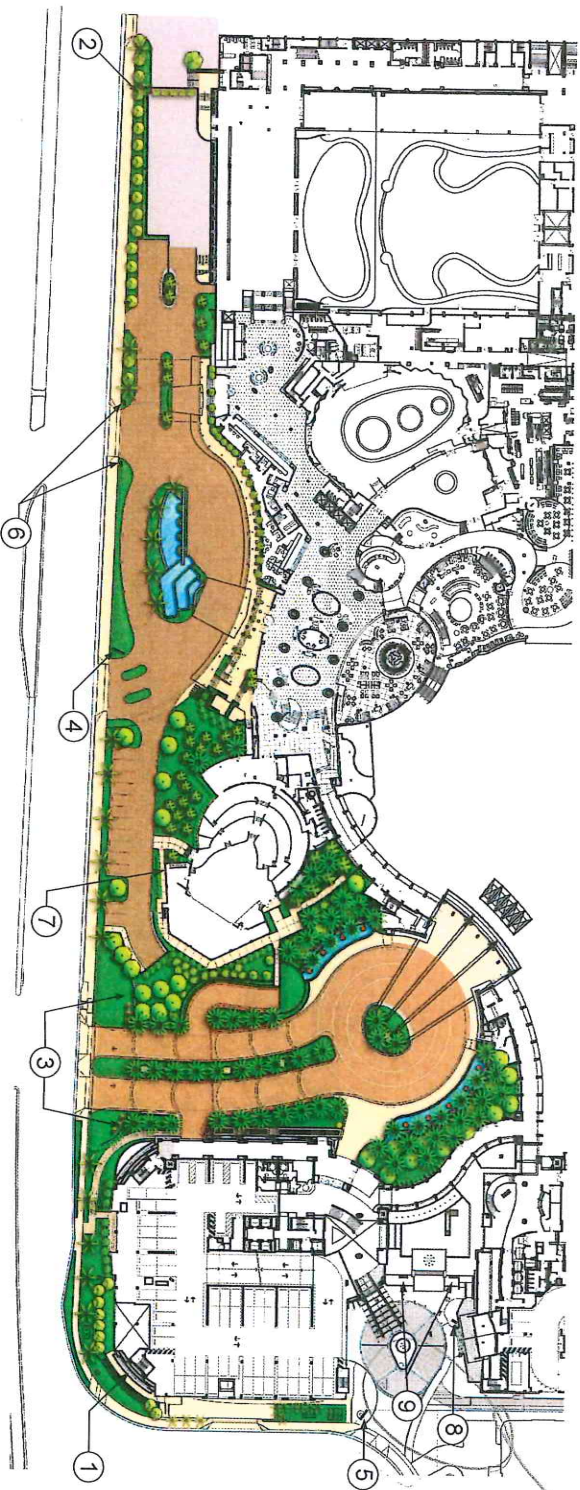
# Fontainebleau Miami

## Exterior Monumental Signage

2008.03.14

Ver. 9

# Fontainebleau Sign Location Plan



*missing info*

SIGN	TYPE
1. South Boundary Identity	(E1)
2. Service Entry Directional	(E2)
3. Main Entry Drive Identity	(E3)
4. North Entry Drive Directional	(E5)
5. South Entry Drive Directional	(E5)
6. North Drive "Exit Only"	(E7)
7. Nightclub Signage	(E10)
8. Accessory Sign	(E8)
9. Building Plaque	(E9)

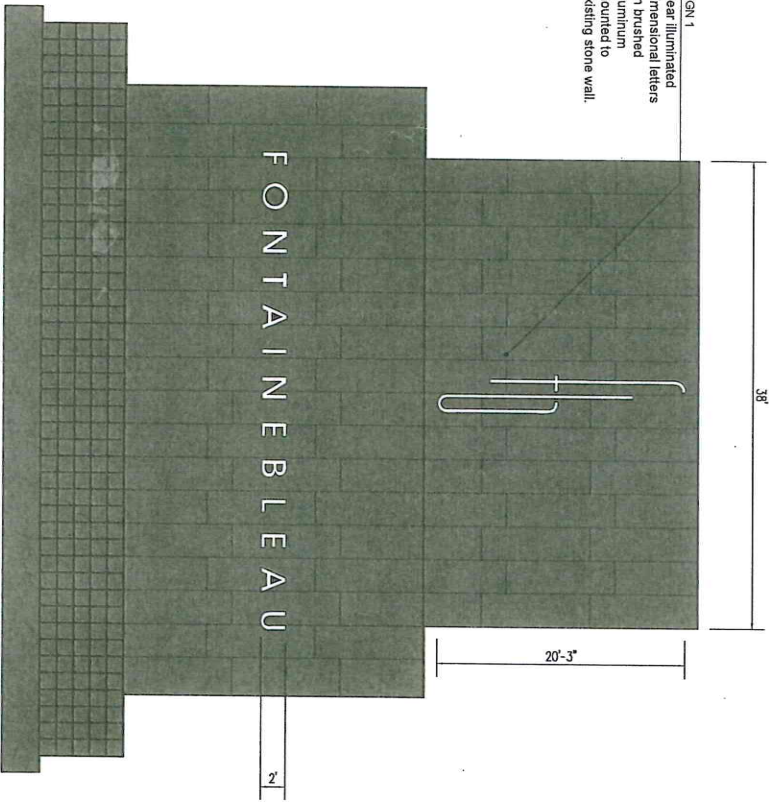
The attached presentation and any accompanying images, data studies and/or designs are preliminary and conceptual and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.

# 1. South Boundary Identity (E-1)

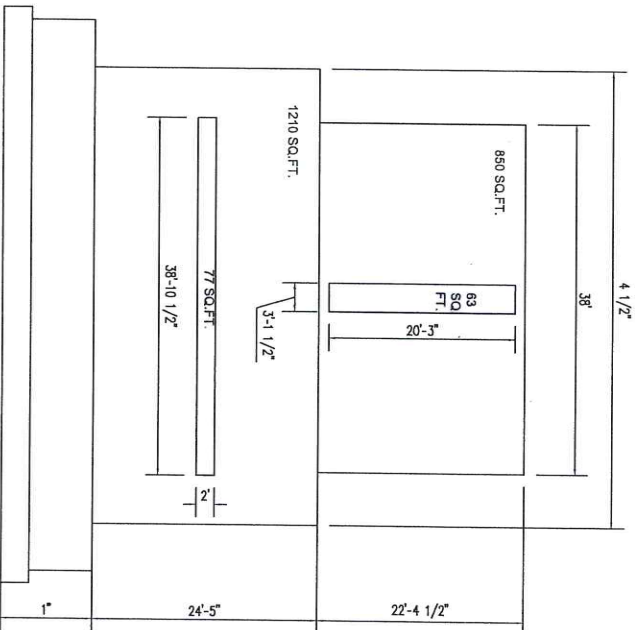
Flat sign  
30 ft max - Var. 1 = size & location  
Call 44th st.



SIGN 1  
Rear illuminated  
dimensional letters  
on brushed  
aluminum  
mounted to  
existing stone wall.



1 Partial Elevation @ Tresor Water Feature Wall 1/8" = 1'-0"



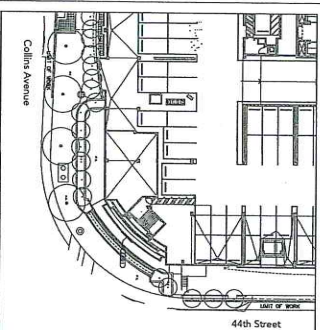
## NOTES:

Illuminated Letters: 140 sq. ft.  
Surface Area: 2060 sq. ft.

Identifies the property at the south boundary along Collins Ave. Oriented to northbound traffic.

## MATERIALS:

Dimensional fabricated aluminum sheet letters. Letters to be mounted minimal distance from the wall and have a concealed internal source of illumination to create silhouette-style illumination at night.

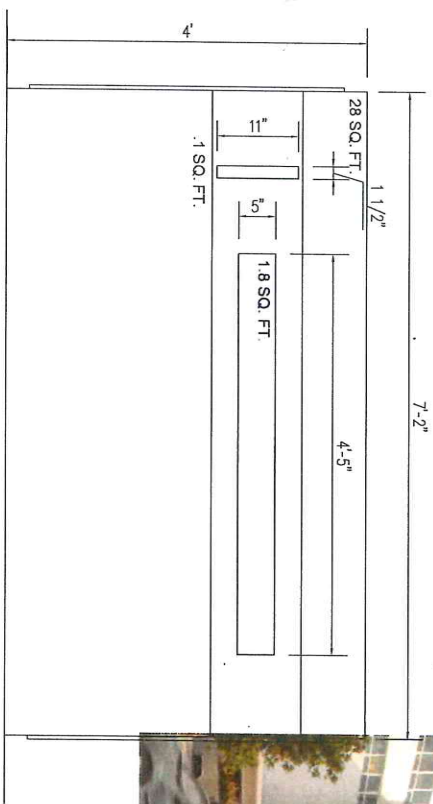


The attached presentation and any accompanying images, data studies and/or designs are preliminary and conceptual and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.

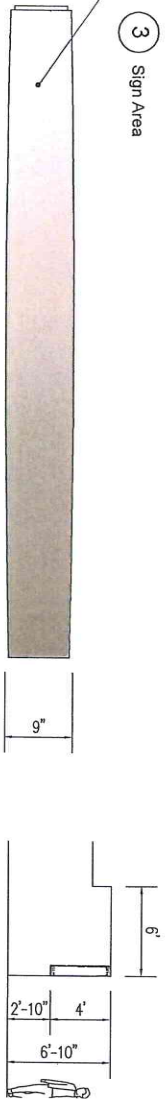


## Fontainebleau Miami 2. Service Entry Directional (E2)

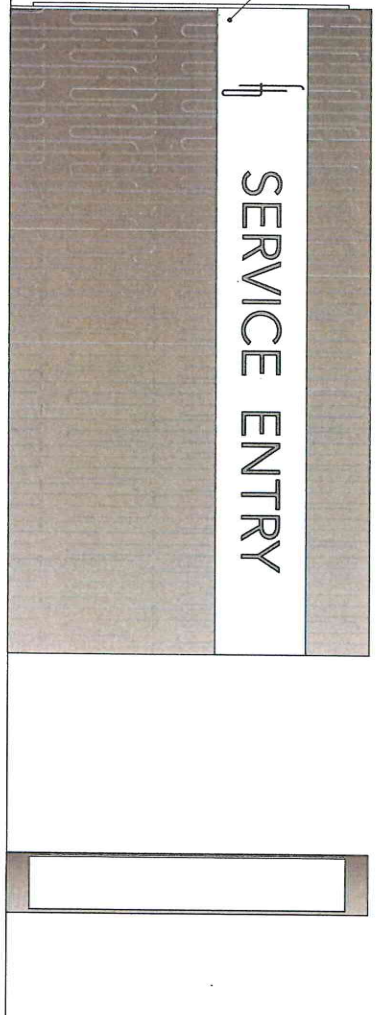
Directional sign 2th max Ver. #2  
 Court surface area? NO  
 NO  
 NO



**SIGN 2**  
 Internally illuminated monument. Aluminum cabinet with push through letters.

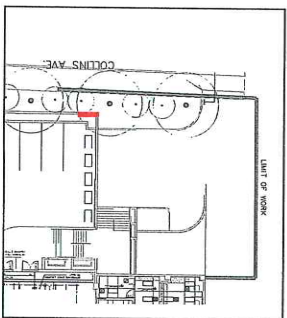


LED-controlled internal illumination, sandblasted glass strip.



**1** Elevation 3/4" = 1'-0"  
**4** Elevation 3/4" = 1'-0"

**NOTES:**  
 Illuminated Letters: 1.8 sq. ft.  
 Surface Area: 28 sq. ft.  
 Identifies the property at the north boundary along Collins Ave.  
 Oriented to southbound traffic.  
**MATERIALS:**  
 Aluminum cabinet painted gunmetal color (spec TBD), with CNC routed push through letters with clear matte acrylic face. Letters to be illuminated at night by concealed, internal source of LED illumination. Edges to be made of sandblasted glass.



The attached presentation and any accompanying images, data studies and/or designs are preliminary and conceptual and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.

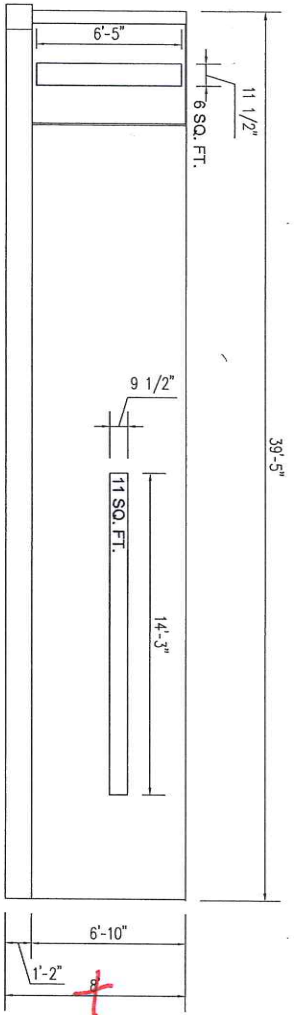
### 3. Main Entry Drive (E3 North)

Monument sign

20 ft. high?

if not, then 30 ft. max  
if not, then 15 ft. max

~~Not a sign~~  
Collins Ave



Collins Ave  
+ 1 max

3 Sign Area 3/16" = 1'-0"

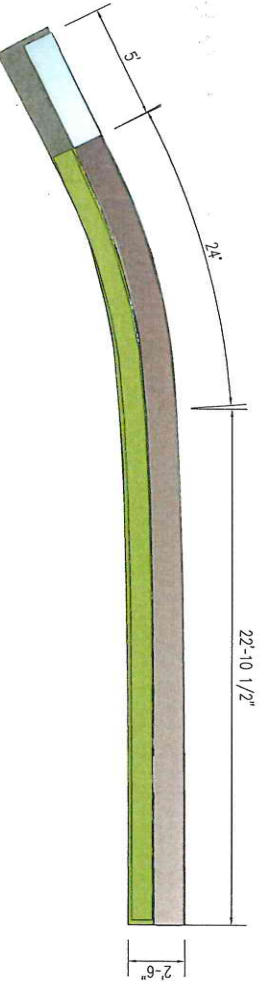
Internally illuminated monument. Aluminum cabinet with push-through letters.

Bottom lit glass box with dimensional letters attached to frosted, front glass panel.

Stone planter and pedestal.

2 Elevation 3/16" = 1'-0"

4 Elevation 3/16" = 1'-0"



1 Plan 3/16" = 1'-0"

#### NOTES:

Illuminated Letters: 17 sq. ft.  
Surface Area: 312 sq. ft.

Identifies the main entry drive at Collins Ave. Oriented to southbound traffic.

#### MATERIALS:

Aluminum cabinet painted gunmetal color (spec TBD), CNC routed, push-through letters with clear matte acrylic face. Letters to be illuminated at night by concealed, internal source of LED illumination.

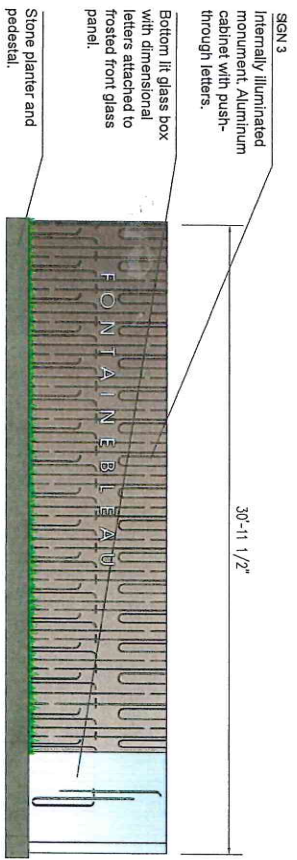
Application of etched monogram pattern to be determined.

Dimensional style logo to be encased in sandblasted glass box. Monogram mounted on face of internally lit glass box.

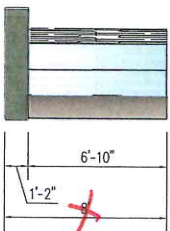
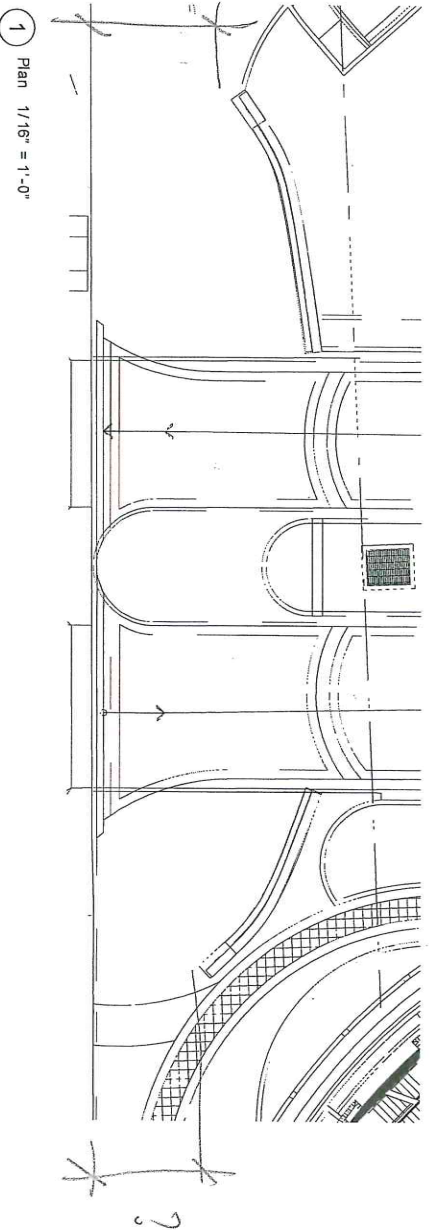
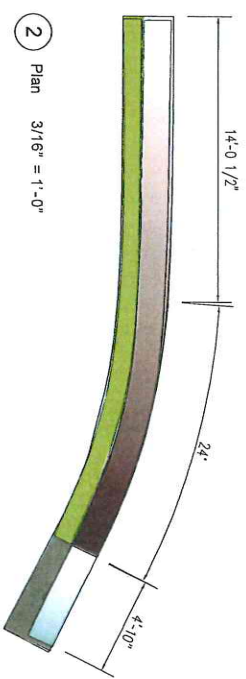
The attached presentation and any accompanying images, data studies and/or designs are preliminary and conceptual and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.

### 3. Main Entry Drive (E3 South)

*Same as E3 North*  
*Notes from Ocean*



3 Elevation 3/16" = 1'-0"



*7' max*

#### NOTES:

Illuminated Letters: 17 sq. ft.  
Surface Area: 240 sq. ft.

Identifies the main entry drive at Collins Ave. Oriented to northbound traffic.

#### MATERIALS:

Aluminum cabinet painted gunmetal color (spec TBD). CNC routed, push-through letters with clear matte acrylic face. Letters to be illuminated at night by concealed, internal source of LED illumination.

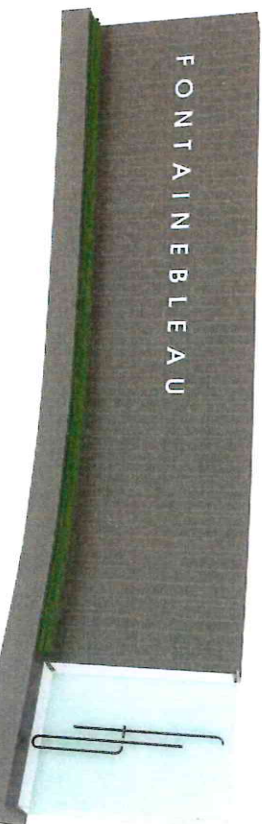
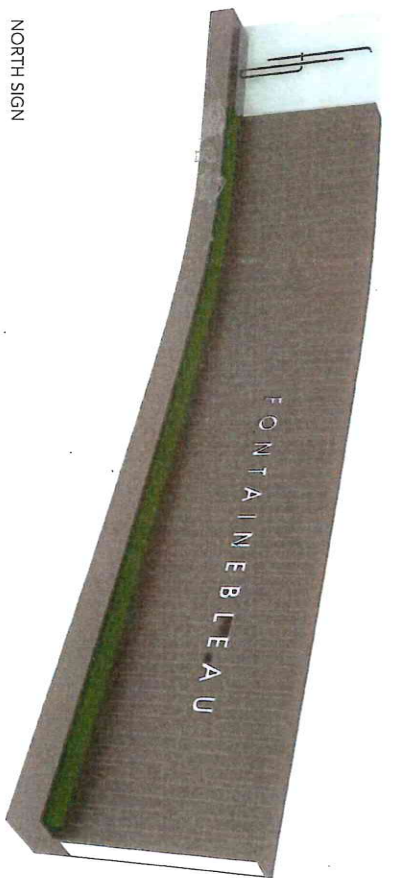
Application of etched monogram pattern to be determined.

Dimensional style logo to be encased in sandblasted glass box. Monogram mounted on face of internally lit glass box.

The attached presentation and any accompanying images, data studies and/or designs are preliminary and conceptual and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.



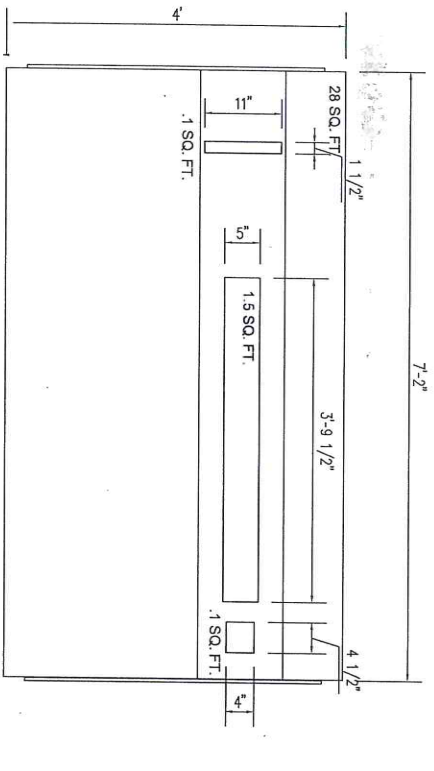
Fontainebleau Miami Beach  
3. Main Entry Drive (E3)



The attached presentation and any accompanying images, data studies and/or designs are preliminary and conceptual and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.

Fontainebleau (1277)

# 4. North Entry Drive Directional (E5)

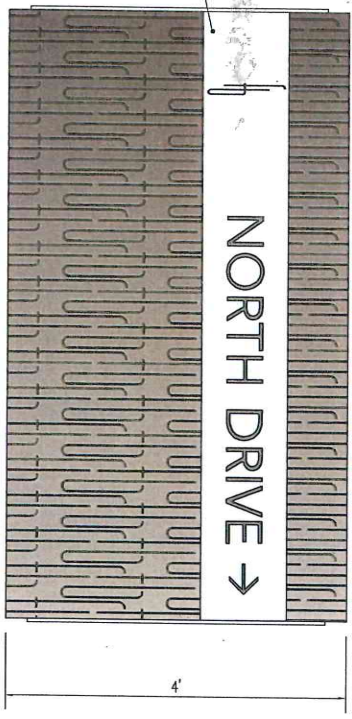


3 Sign Area



2 Plan View 3/4" = 1'-0"

SIGN 4  
Internally illuminated  
monument. Aluminum  
cabinet with push-  
through letters.



1 Elevations 3/4" = 1'-0"

LED-controlled  
internal illumination,  
sandblasted glass  
strip.



*pull out*



4 Elevations 3/4" = 1'-0"

## NOTES:

Illuminated Letters 2 sq. ft.  
Surface Area: 28 sq. ft.

Identifies the north entry drive at  
Collins Ave. Oriented to both north  
and southbound traffic.

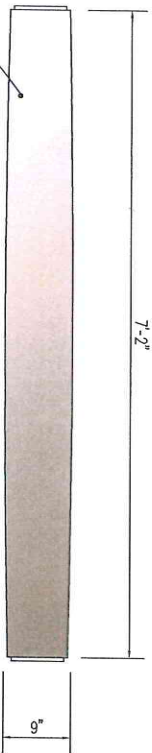
## MATERIALS:

Aluminum cabinet painted gun metal  
color (spec TBD). CNC routed push-  
through letters with clear matte  
acrylic face. Letters to be illumi-  
nated at night by concealed, internal  
source of LED illumination. Edges to  
be made of sandblasted glass.

The attached presentation and any accompanying images, data studies and/or designs are preliminary and conceptual and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.



## 5. South Entry Drive Directional (E5)



**SIGN 5**  
Internally illuminated monument.  
Aluminum cabinet with push-through letters.

**2** Plan View 3/4" = 1'-0"



### NOTES:

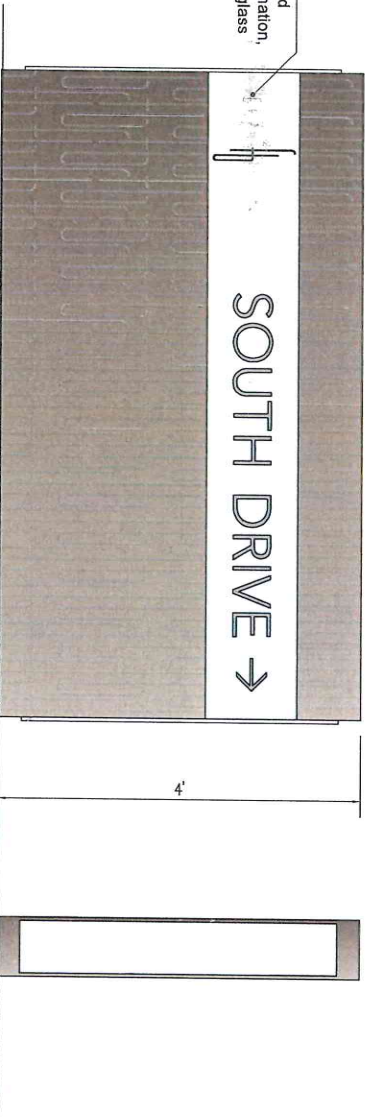
Illuminated Letters: 2 sq. ft.  
Surface Area: 28 sq. ft.

Identifies the south entry drive at 44th St. and provides direction to the main resort entrance. Oriented to west-bound traffic.

### MATERIALS:

Aluminum cabinet painted gunmetal color (spec TBD). CNC routed push-through letters with clear matte acrylic face. Letters to be illuminated at night by concealed, internal source of LED illumination. Edges to be made of sandblasted glass.

LED-controlled internal illumination, Sandblasted glass strip.



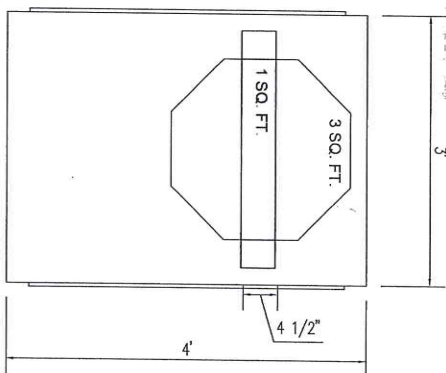
**1** Elevations 3/4" = 1'-0"

**3** Elevations 3/4" = 1'-0"

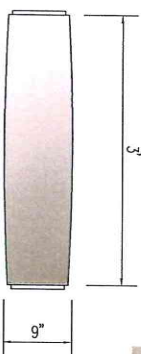
The attached presentation and any accompanying images, data studies and/or designs are preliminary and conceptual and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.



## 6. North Drive "Exit Only" (E7)



2 Sign Area Front and Rear



4 Plan View 3/4" = 1'-0"



### NOTES:

Illuminated letters: 1 sq. ft. (front)  
Surface Area: 12 sq. ft.  
Identifies exit only at the exiting drive  
along Collins Ave.

### MATERIALS:

Aluminum cabinet painted gunmetal  
color (Spec TBD). CNC routed, push-  
through letters with clear matte acrylic  
face. Letters to be illuminated at night  
by concealed, internal source of LED  
illumination. Edges to be made of  
sandblasted glass.

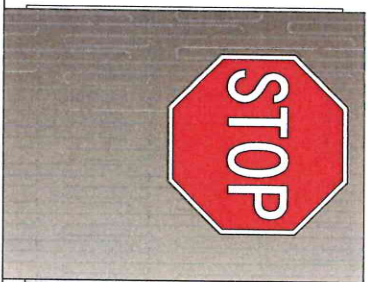
Department of transportation approved  
graphic. Painted with red and white  
reflective paint.

Monument to be illuminated by a  
concealed light.

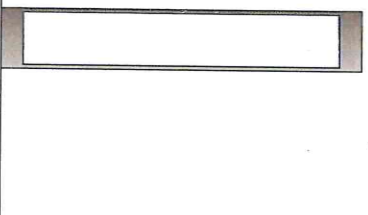
Internally illuminated  
monument.  
Edges to be made of  
sandblasted glass with  
sandblasted glass  
sides



1 Elevation 3/4" = 1'-0"



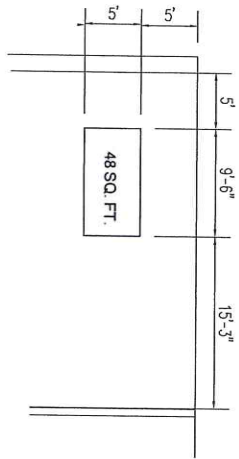
3 Reverse Elevation 3/4" = 1'-0"



5 Side Elevation 3/4" = 1'-0"

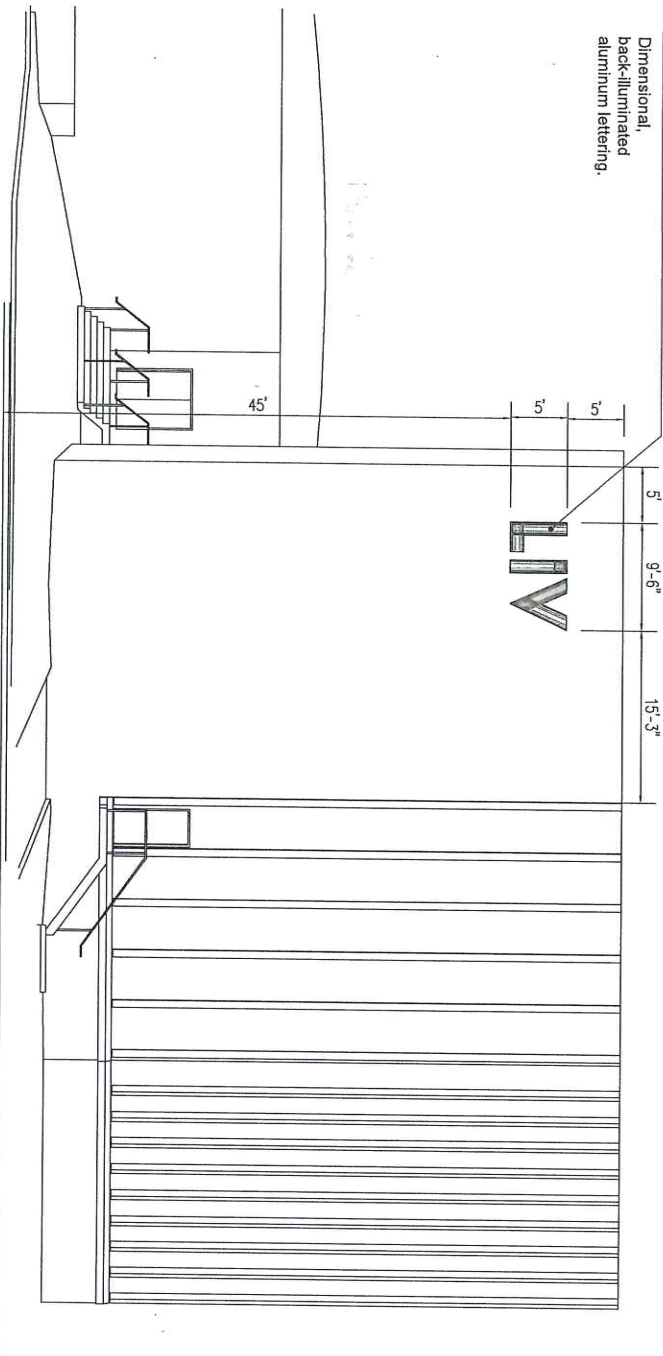
The attached presentation and any accompanying images, data studies and/or designs are preliminary and conceptual and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.

## 7. Nightclub Signage (E10)



2 Sign Area

SIGN 7  
Dimensional,  
back-illuminated  
aluminum lettering.



1 Elevation 3/32" = 1'-0"

The attached presentation and any accompanying images, data studies and/or designs are preliminary and are presented solely for informational purposes only and on an "as is" basis. This presentation is to be used solely for internal presentation purposes only and is not intended to be used in any form or manner for any commercial, promotional or public purposes, nor made accessible to the public or in any final product or use.

Accessing sign?

1 only attached acc. signs permitted in 2013

to relocate sign attached

2

sketching



### NOTES:

Illuminated letters/surface area: 48 sq. ft.

Oriented to both north and southbound traffic along Collins Ave.

Identifies LIV Nightclub.

### MATERIALS:

Dimensional letters fabricated of aluminum with acrylic faces.

Letters to be internally illuminated at night.