

# FONTAINEBLEAU MIAMI BEACH

Poolscape Renovation and Hotel Accessory Structures Overview



FONTAINEBLEAU  
MIAMI BEACH



# Presentation Overview

- 1. The Fontainebleau Today**
- 2. Our Why**
- 3. A History of The Fontainebleau Pool Deck**
- 4. Poolscape Renovation Overview**



- Boarding Pass Kiosk (3)  
Near Transportation Desk  
Near Chateau Concierge  
Near Trésor Front Desk
- Restrooms - 14 locations  
6 - Versailles ■ 3 - Chateau  
2 - Trésor between Kids' Camp, lower level  
2 - Sorrento ■ 1 - La Côte
- ATM - 6 locations  
Near Hertz Desk ■ Arkadia ■ Aquamarine  
Next to Trésor Front Desk (left of desk)  
LIV - 2 locations - inside and outside nightclub
- Valet Parking Booth  
Main Drive ■ Chateau Drive  
South Drive
- FB KIDS' Camp - Sorrento, lower level
- Handicap Accessible Elevator
- Elevator
- Smoking Area

**A Collection of Buildings and Features Added over Time**



LA COTE

KIDS ZONE

BOWTIE POOL

ARKADIA

The Fontainebleau's Current Poolscape and Water Features

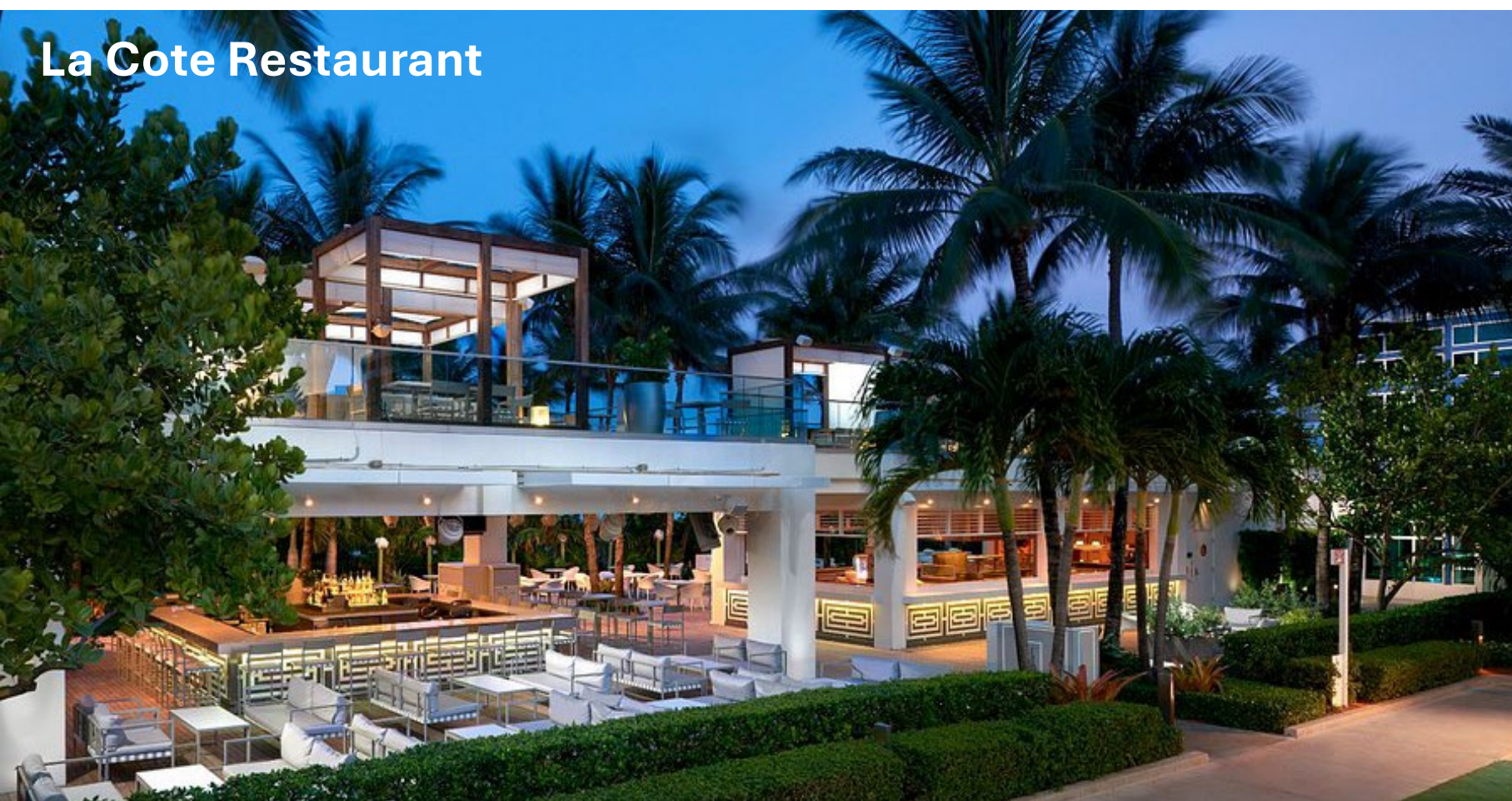
**Bleau Bar**



**Le Rond Burger**



**La Cote Restaurant**



**Mirabella Restaurant**



**Guest Amenities Currently – Bars and Restaurants**

Michael Mina Pizza & Burger



Vida



Chez Bon Bon



Hakkasan



Prime 54



Guest Amenities Currently – Bars and Restaurants

IDA and HARRY.



Aquamarine



Bleau Signature



Morris and Co.



Timeless

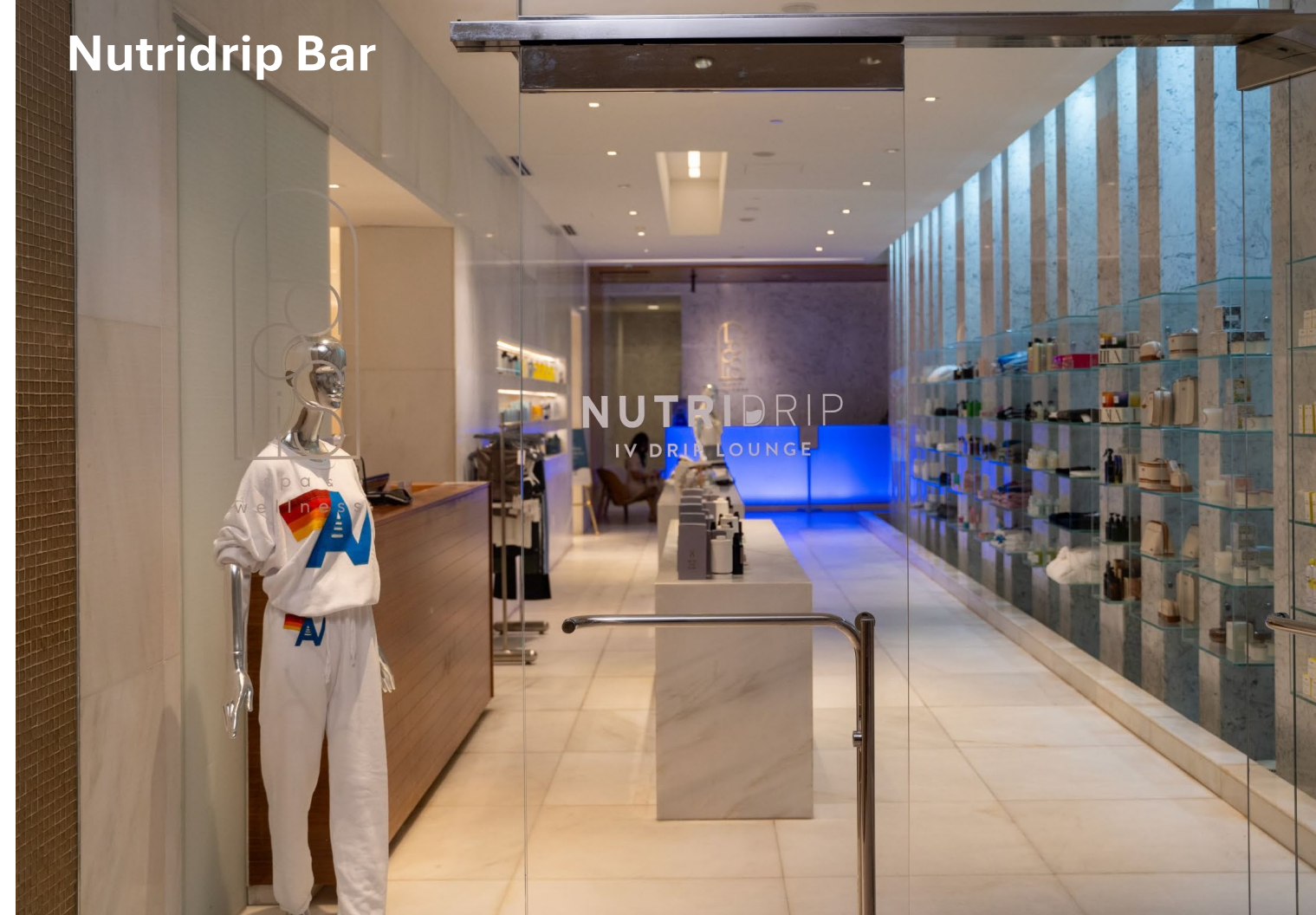


Guest Amenities Currently – Retail and Shops

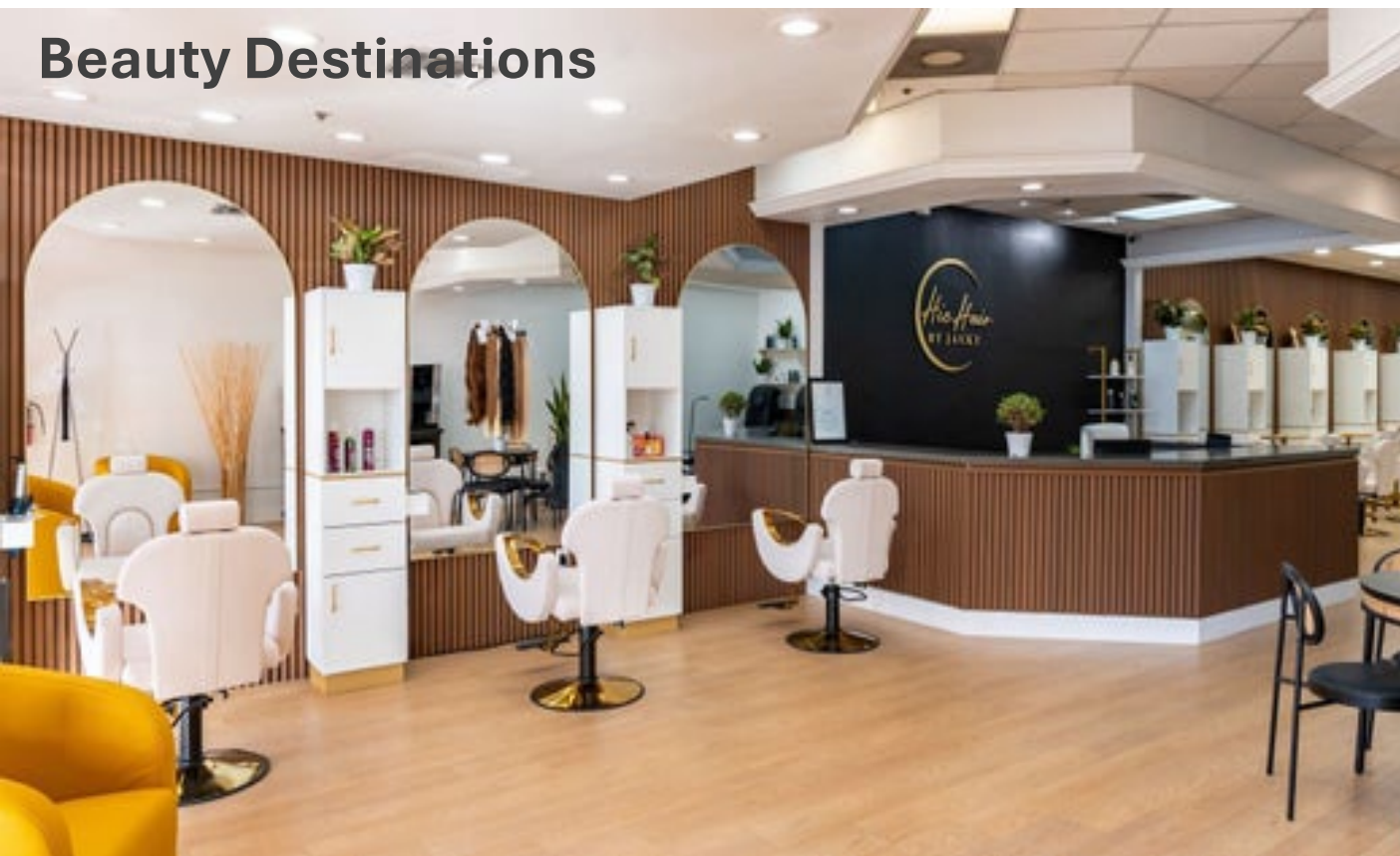
Lapis Indoor Pools



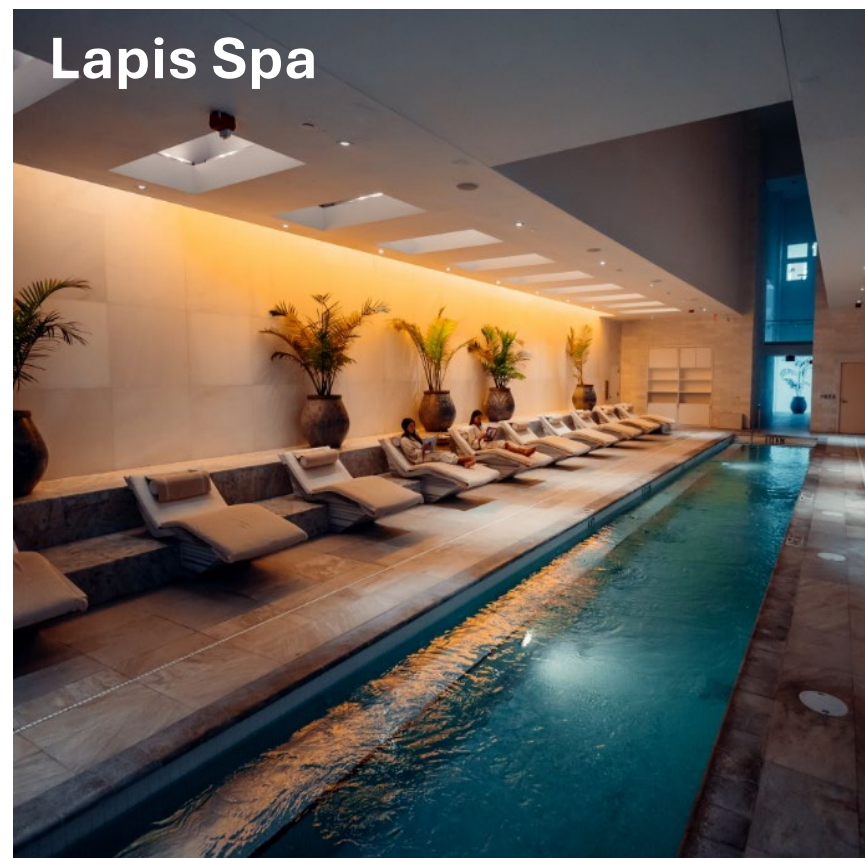
Nutridrip Bar



Beauty Destinations



Lapis Spa



Lapis Treatment Rooms



**Guest Amenities Currently – Spa and Wellness Amenities**



**Guest Amenities Currently – Meeting Spaces**

LIV nightclub



La Cote Bar



Bleau Live!



Arkadia Adult Zone



**Guest Amenities Currently – Experience Venues**





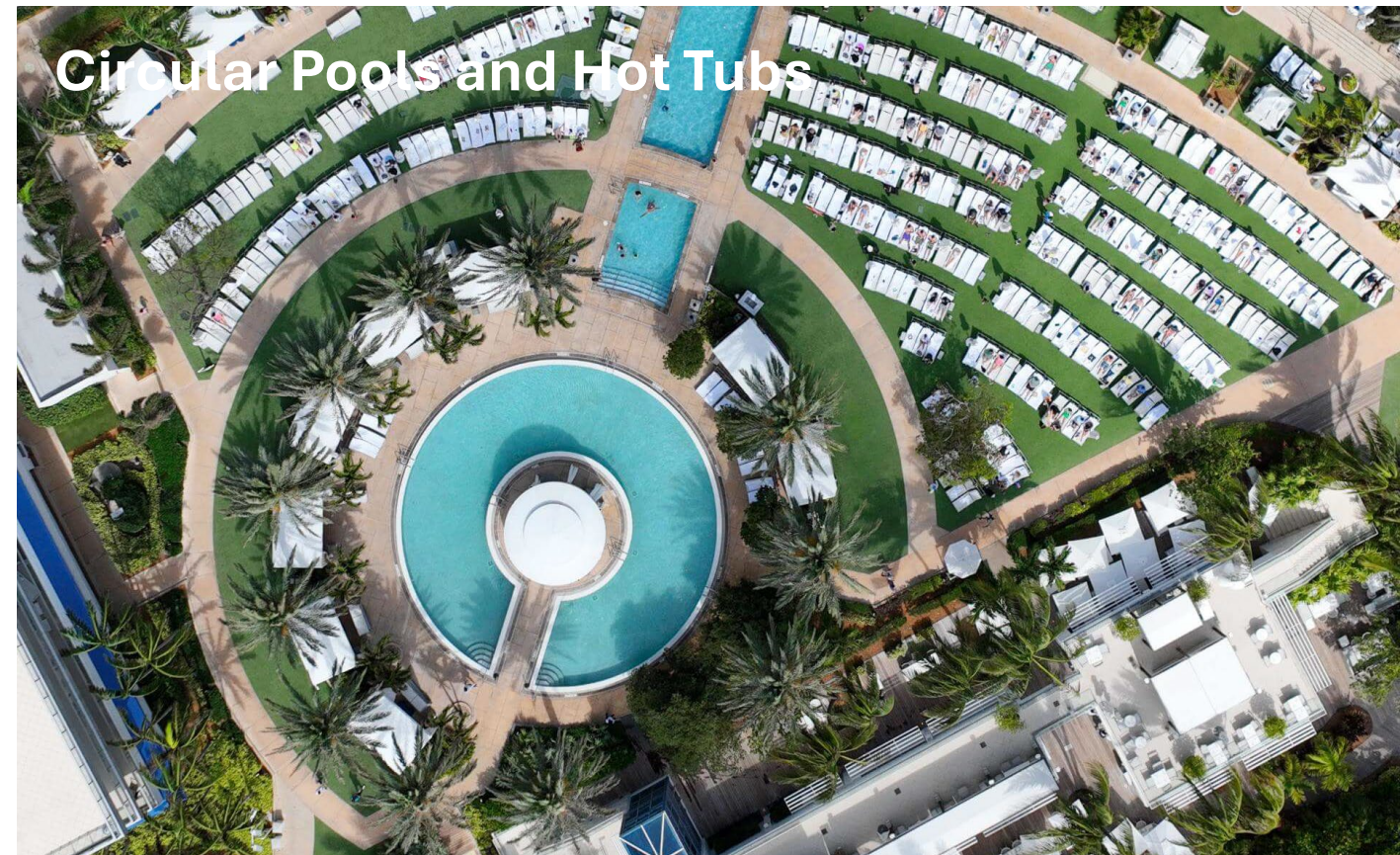
Bow Tie Pool



Circular Pools and Hot Tubs



Kids Zone and Waterslide



Circular Pools and Hot Tubs

**Guest Amenities Currently – Pools and Waterslides**



**To Preserve The Legacy of the Fontainebleau as a Destination, It Must Stay Competitive**



**Cancun - Royalton Splash Riviera**

**Grand Bahama – Carnival Private Island**

**Nassau - Baha Mar**



**Turks & Caicos – Beaches Resort**

**Nassau - Atlantis Paradise Island**

**Cancun – Moon Palace**

**Competition Pulling Miamians Elsewhere for Family Vacations, Few Family Options**



# **A History of Pool Reinventions Over Time...**

## Fontainebleau Cabanas Complete



**The 1960's – 1970's: Pools and Multi-Level Cabanas**



## Fontainebleau Elevated Pool Deck and Cabanas



**The 1960's – 1970's: Pools and Multi-Level Cabanas**

Multi-Level Diving Board



Various Experiences on the Pool Deck



**The 1960's – 1970's: Pools and Multi-Level Cabanas**

## Annual Skating Rinks



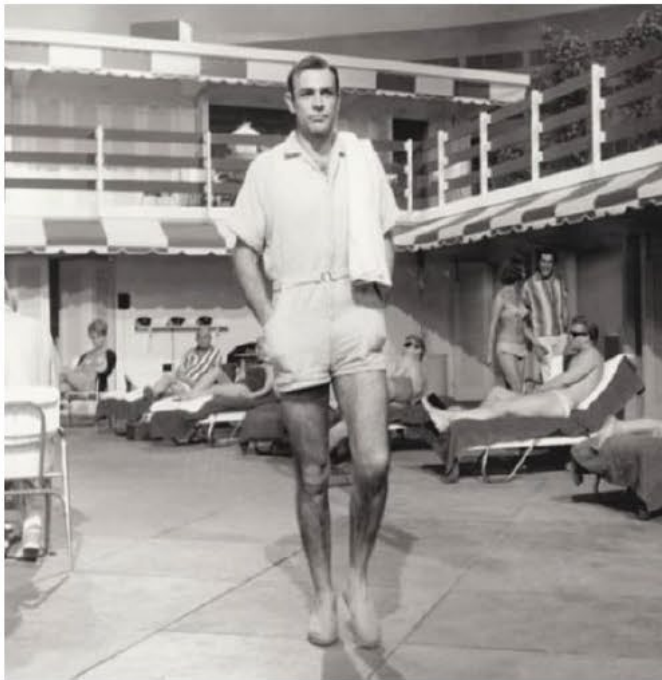
assist in every way possible . . . Physical Therapy, Massage, Steam Baths, Salt Water Baths, and Colonics of all kinds are available, as well as Sun Bathing au Naturel in the Men's and Women's Solaria.

*New Fun for All*

Both Ice Skating and Water Skiing will be regular features in the Fontainebleau Entertainment Program . . . a spectacular Ice Skating Rink will be completed by the Christmas Holidays in the Pavillon area of the Cabana Club, with a commanding view of both the Atlantic Ocean and the underwater swimmers in the Main Pool . . . Water Skiing today is undoubtedly the fastest growing sport, sweeping the world with an overwhelming appeal as an outlet for excitement and pleasure . . . Recognizing this fact, Fontainebleau this year inaugurated the additional service of Water Skiing in colorful Indian Creek, directly in front of Hotel.



**The 1960's – 1970's: Features Even Included Ice Rinks and Diverse Activations**



## The 1960's – 1970's: Cabanas and Pools Featured in Pop-Culture

## Attracting the World's Celebrities

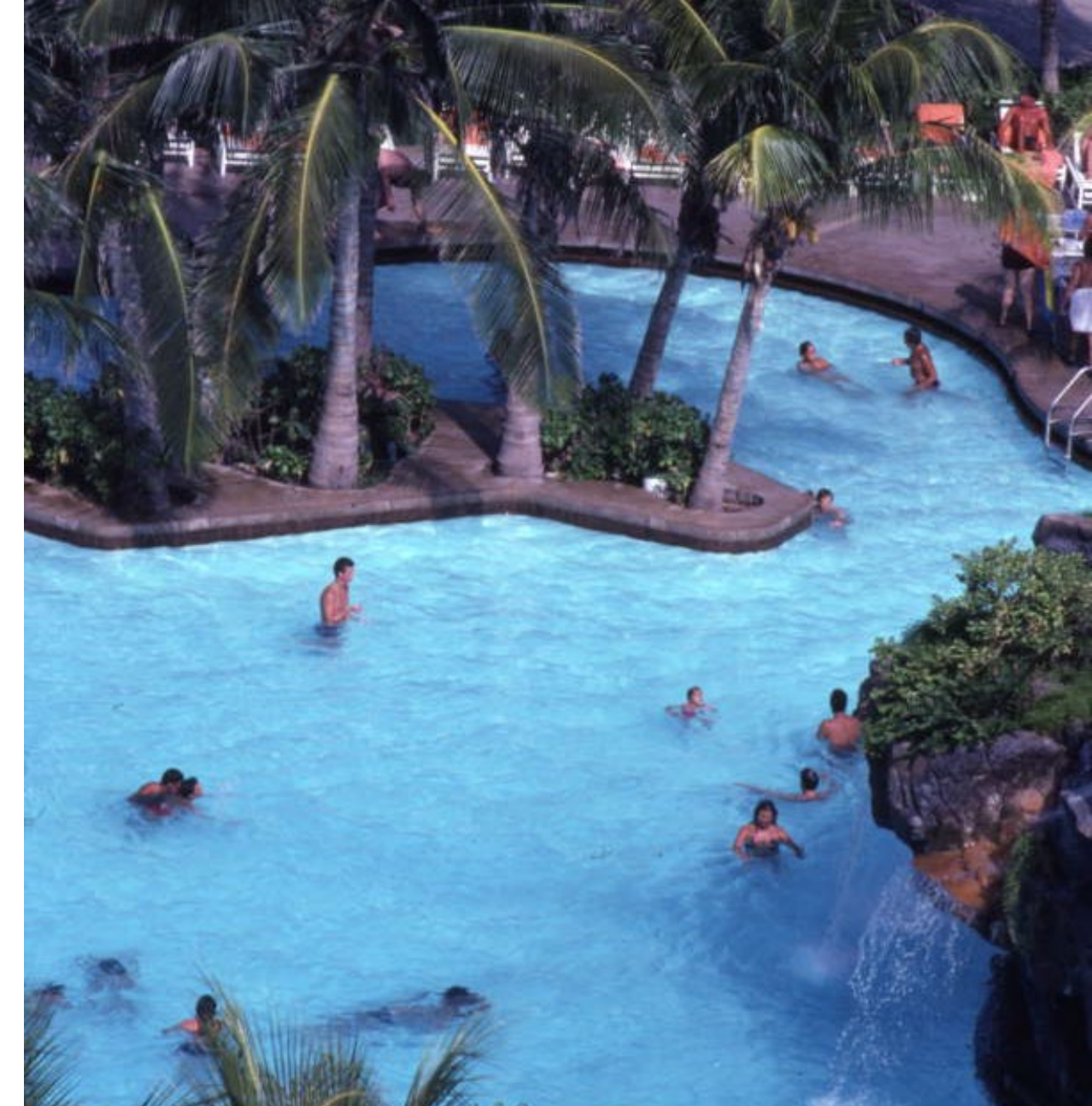


## The 1960's – 1970's: Features Created an Icon

## Renovation of the Pooldeck



**The 1980's: Transformation to Theatrical and Thematic Pool Settings**



## The 1980's: Pools in Pop-Culture



**The 1990's: Waterpark, Lazy River, Kids Zone, Features for Guests of All Ages**





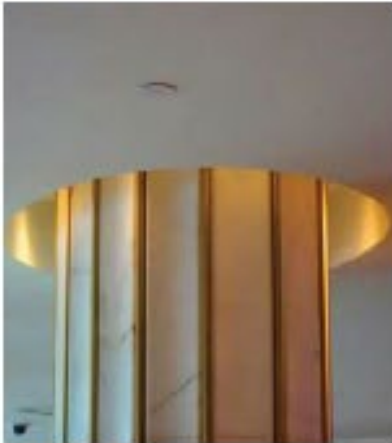
**The 2000's: Waterslides and Large Central "Bow-Tie" Pool, Cabanas, Loungers**



**The 2000's: Emphasis on Adult Experiences and Features**

# The 2020's and Beyond: a Family Destination

Design informed by the history of the property:



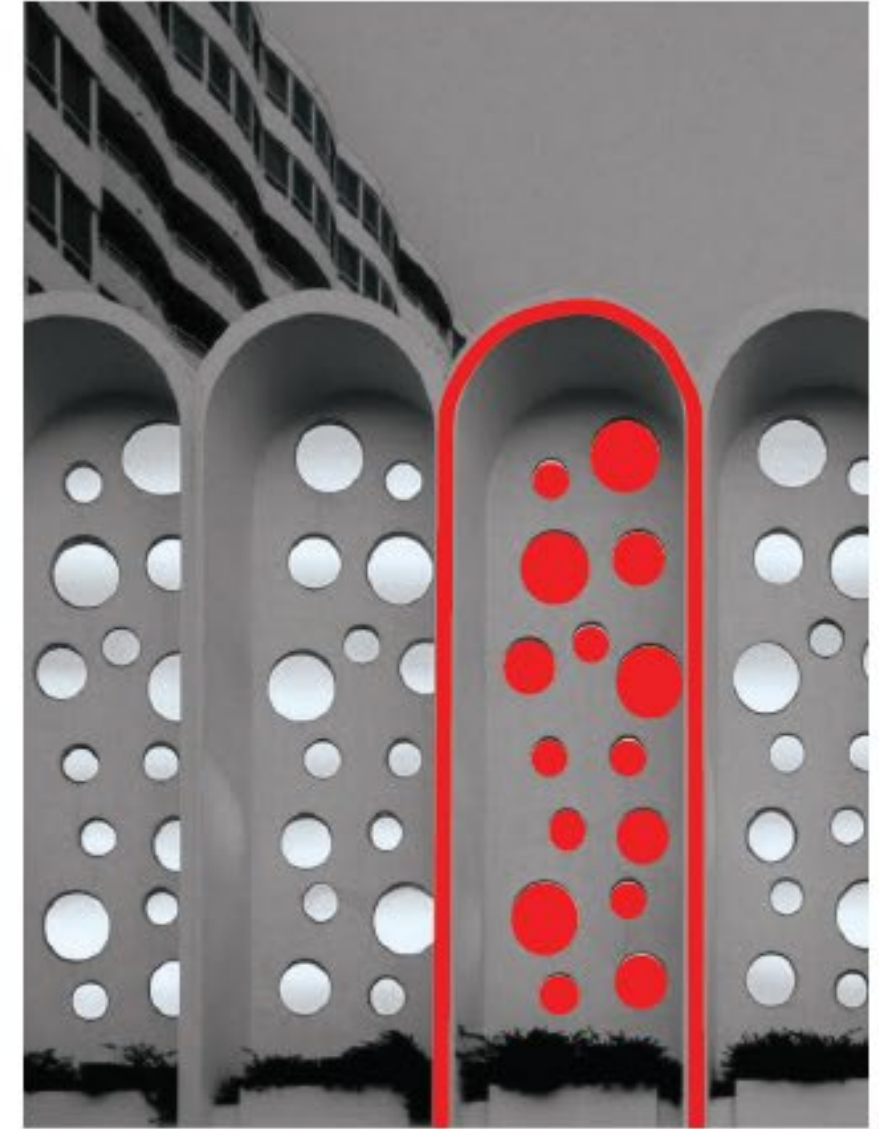
**Our Design Inspiration:** Informed by the Past, Made for the Future



SWEEPING HORIZONTALS



SOFT CURVES

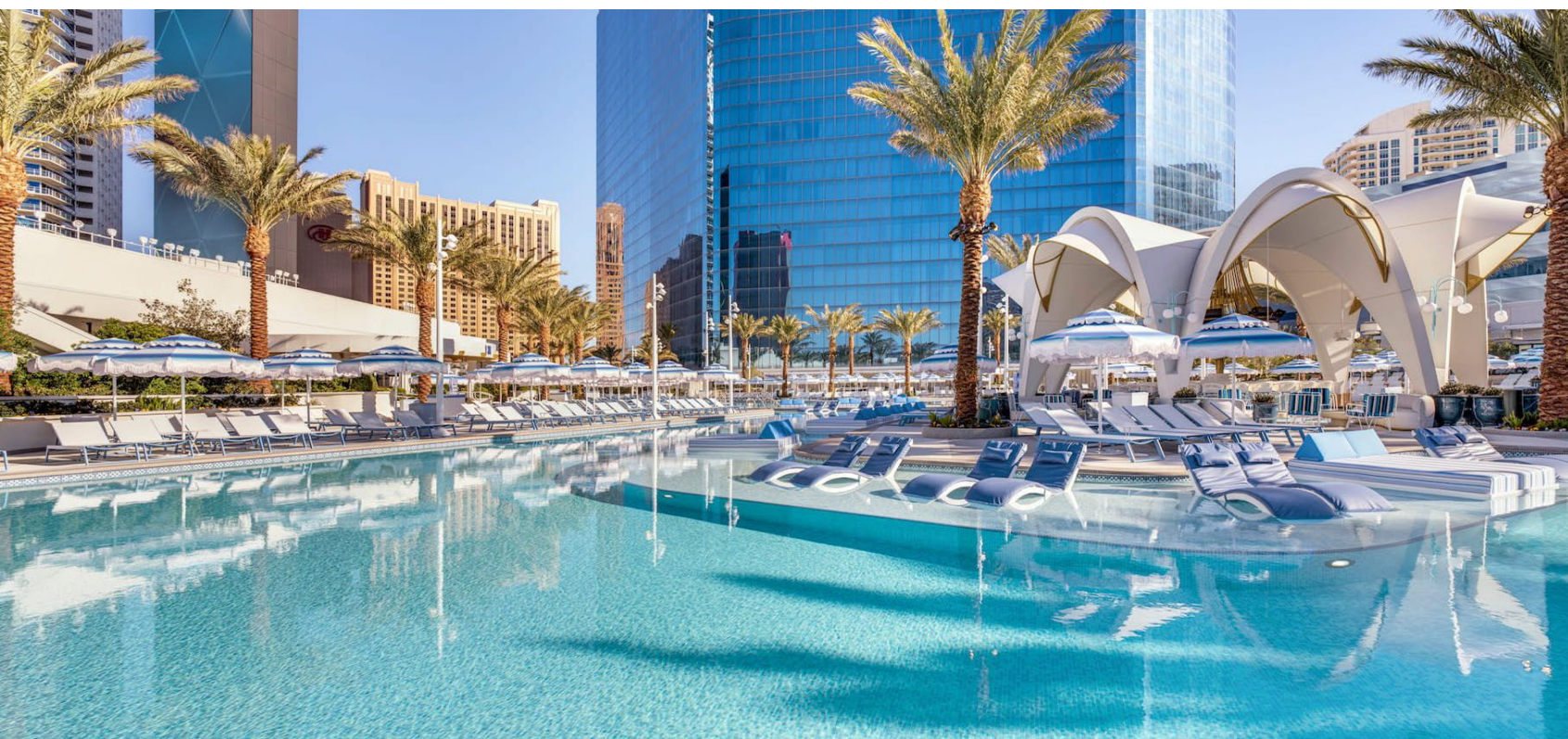


PATTERNS + ARCHES

**Our Design Inspiration:** Architectural cues informed by the building itself



**Integrating Art, Architecture and Thoughtful Design Throughout**



**With Elevated Materials, Finishes Throughout**

**Inspired by the Past, Reinvention for the Future...**



**Integrated Pool Landscape With New Family Features for Guests**



Inspired by the 1960's Cabanas Architecture



**Centered around the Bow-Tie Pool**



**Diverse Guest Experiences Integrated Throughout**



**Diverse Guest Experiences Integrated Throughout**



## Water Features for All Ages



**Designed for All Year Enjoyment and Memorable Experiences**



**Integrated Lush Planting Throughout**



**Ice Cream Stands, Hot Dogs, Gelato, and Family Friendly Activations**





**Activated Moments for Kids, Teens, Parents – a Safe Space for Fun**

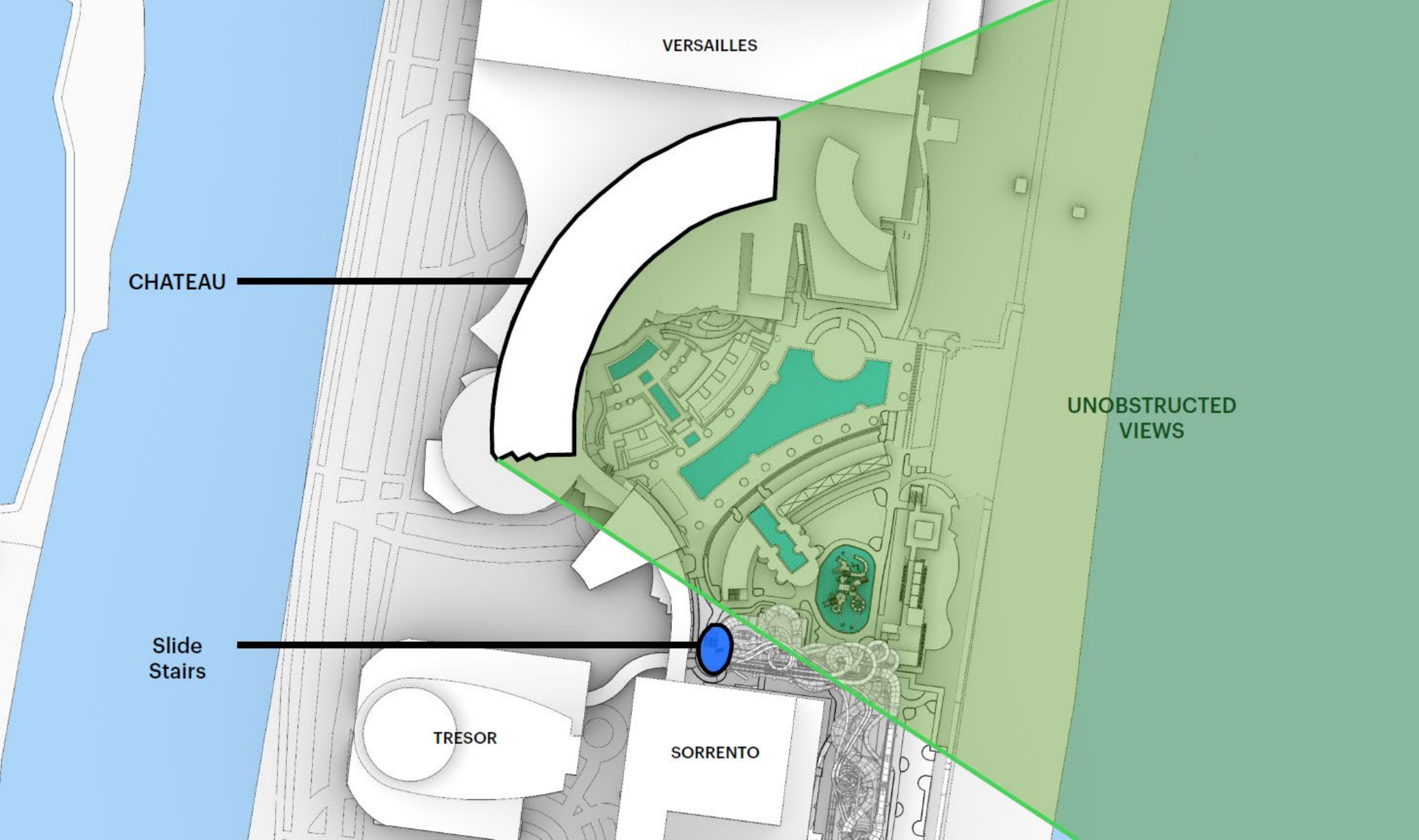




**Highly Planted Dune/Jungle Experience Under Slides**



**Views of Chateau and Beach from Stairs**



VERSAILLES

CHATEAU

UNOBSTRUCTED  
VIEWS

Slide  
Stairs

TRESOR

SORRENTO

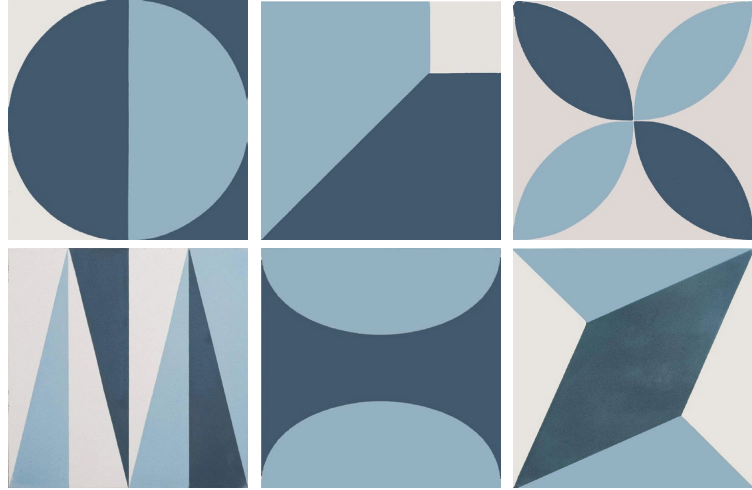
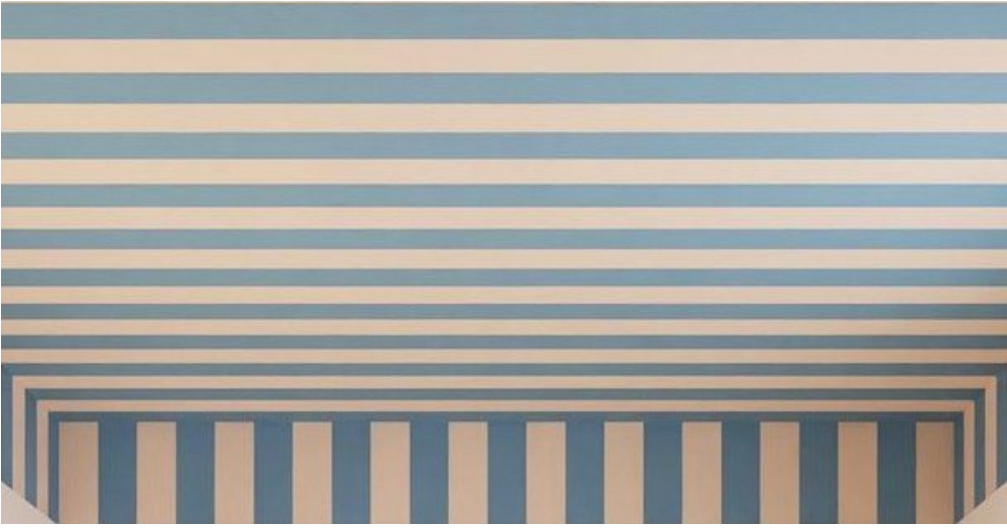
**Slide Stairs in Far West Corner to Not Impact Historic Building View Corridors**



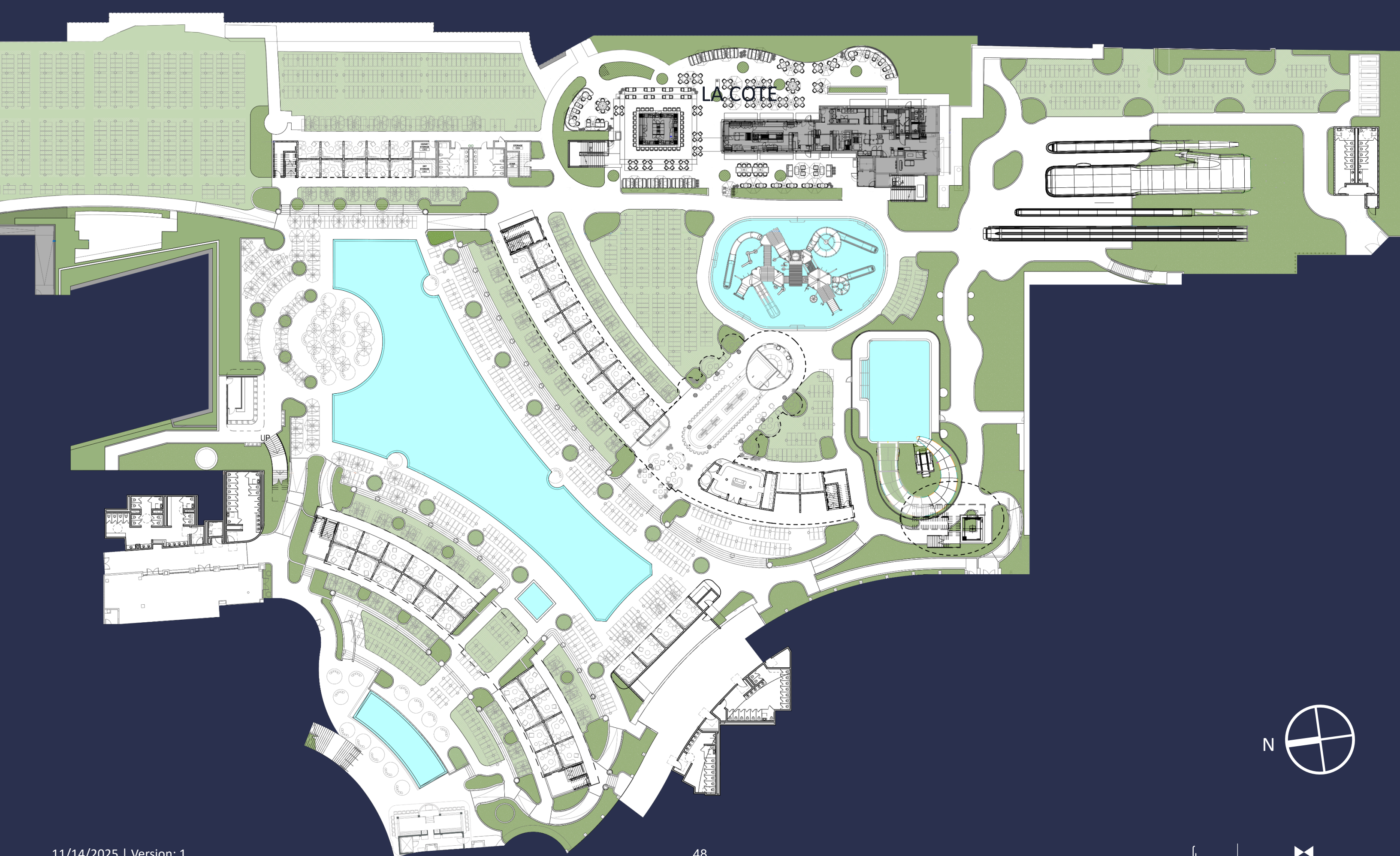
**Location of stairs set back for least amount of visual impact from boardwalk**



**Guest Poolscape around Bow-Tie Pool**



**Best In Class Finishes Throughout**



# POOLSCAPE SPACE PLANNING

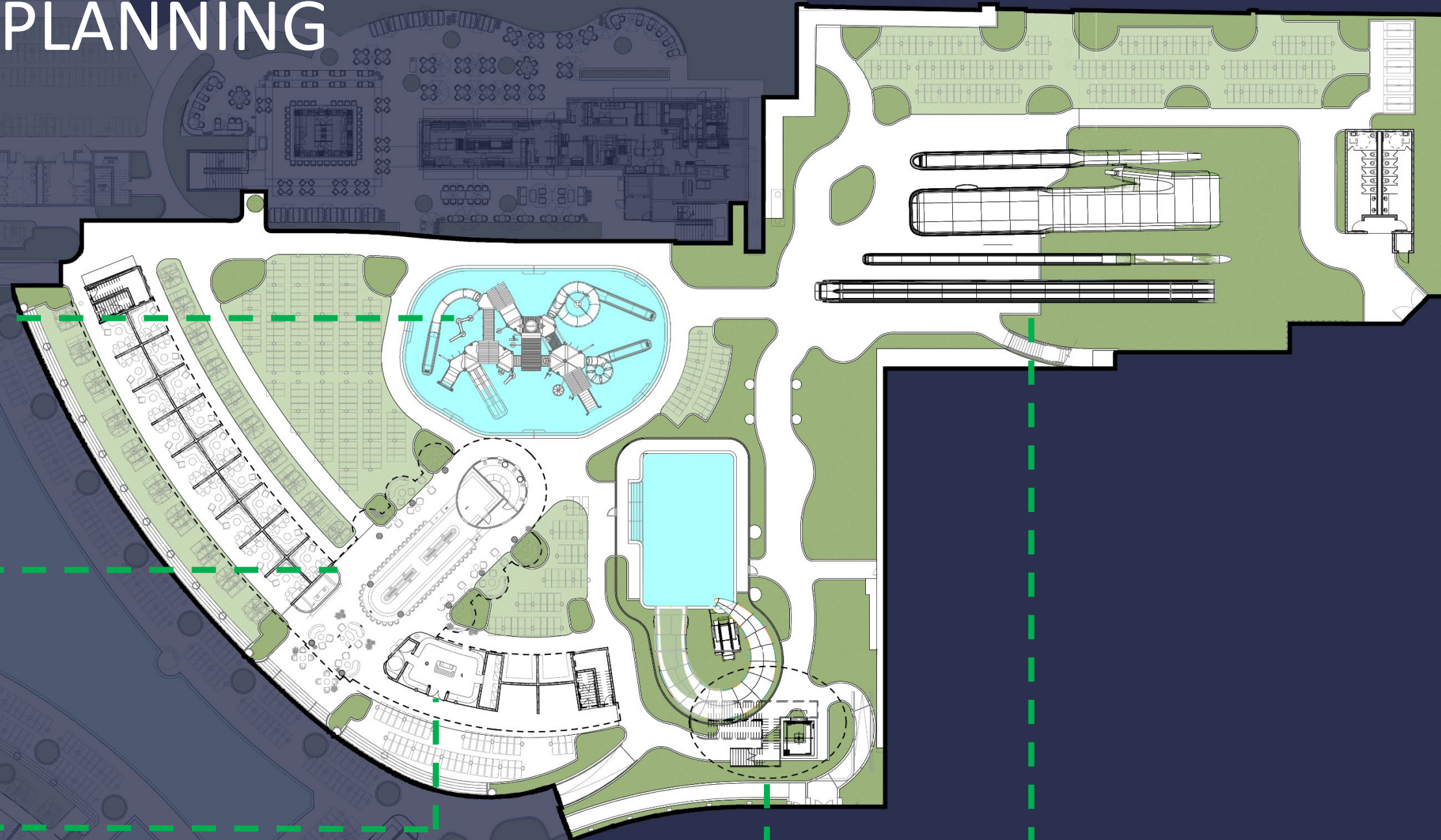
KIDS ZONE

CABANA B

GROUND FLOOR ACTIVATION

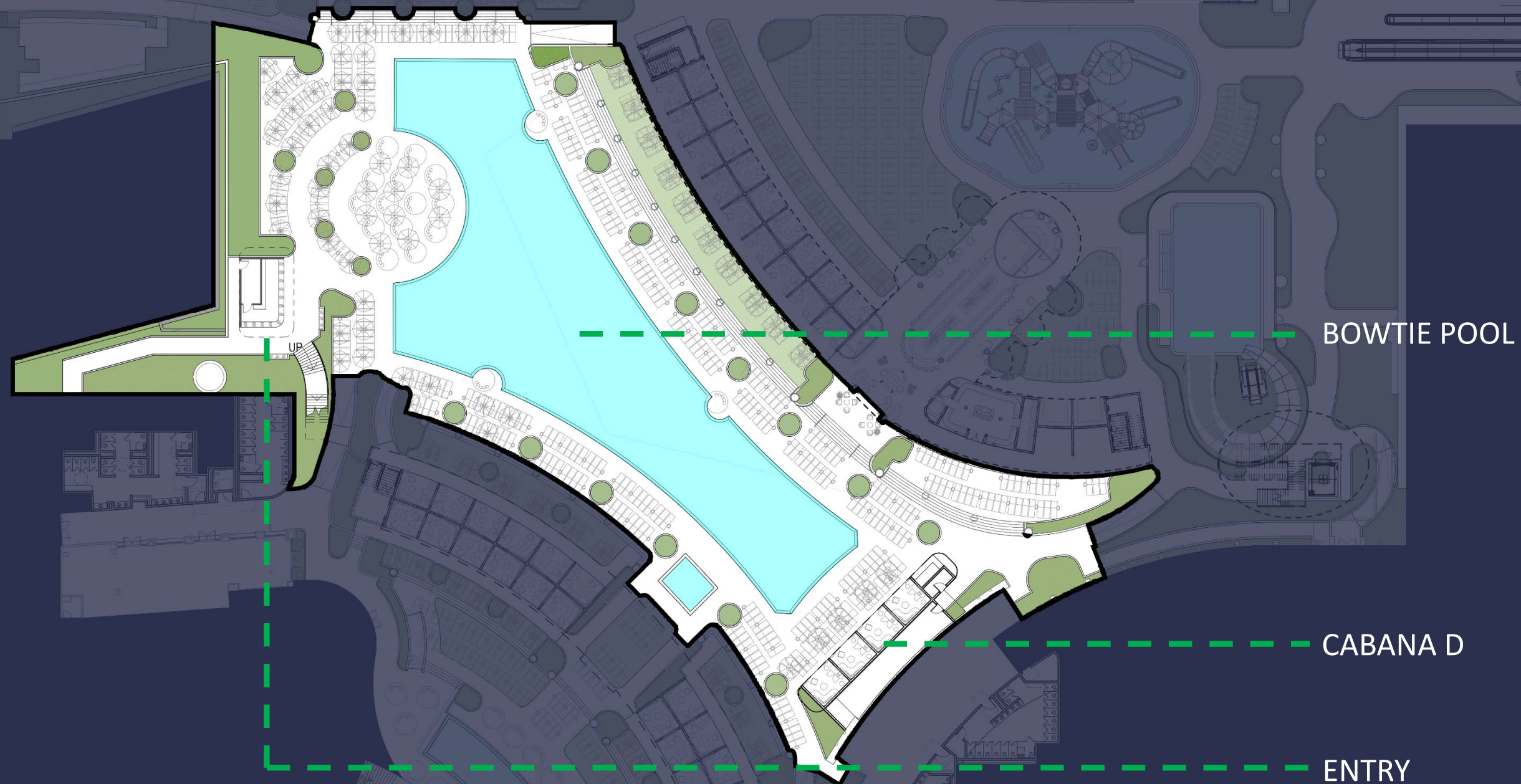
SLIDE STEPS

FAMILY SLIDES



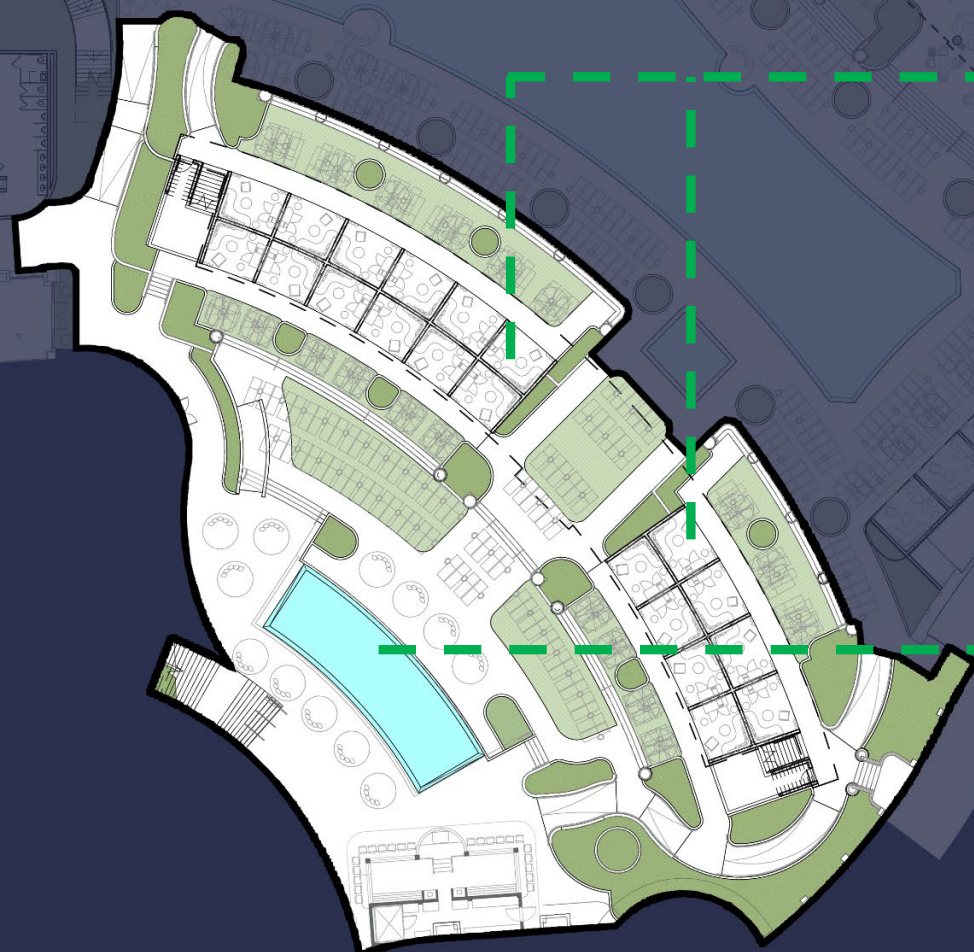
# POOLSCAPE SPACE PLANNING

BOWTIE POOL



# POOLSCAPE SPACE PLANNING

ARKADIA POOL



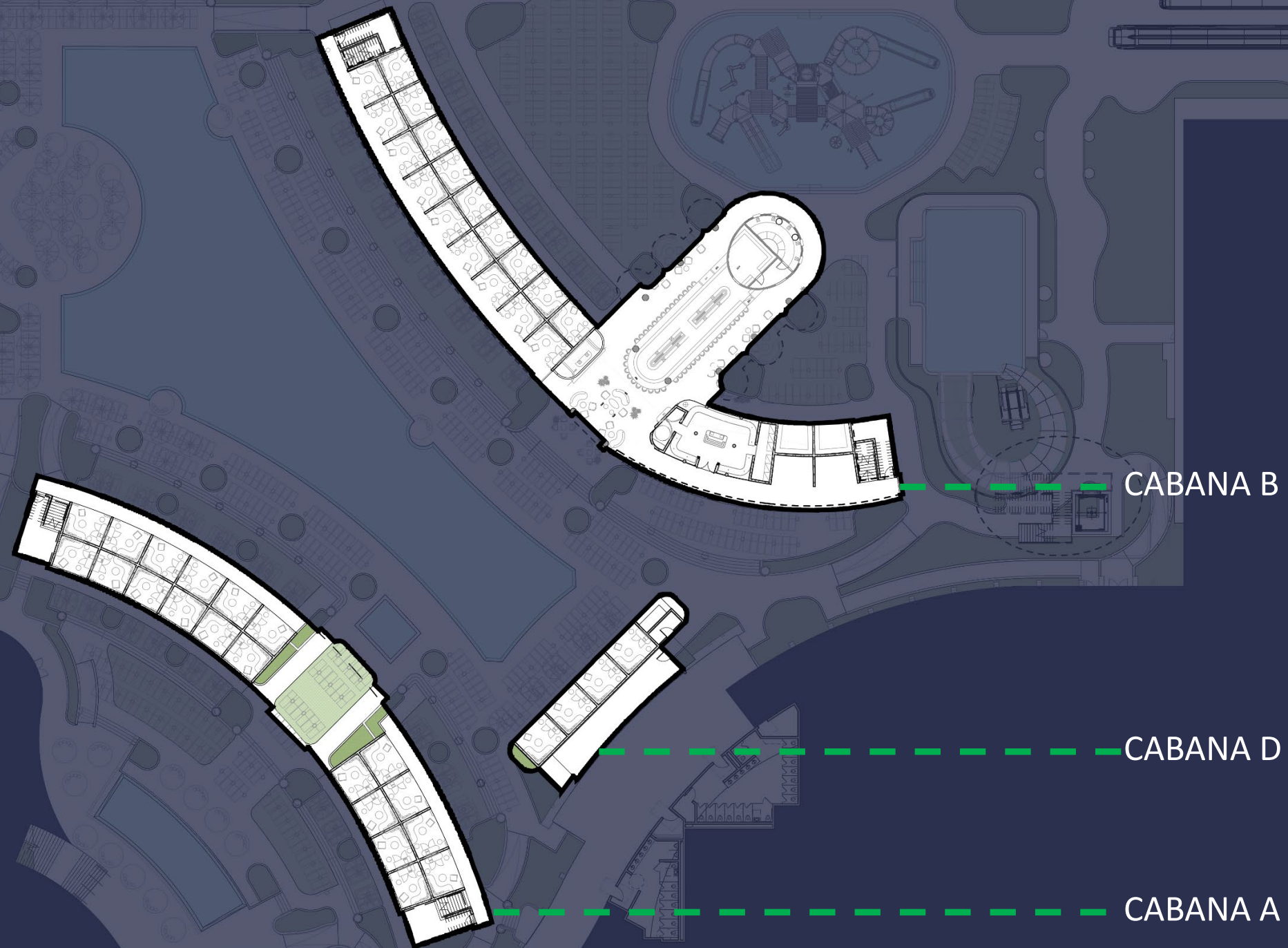
CABANA A

ARKADIA POOL



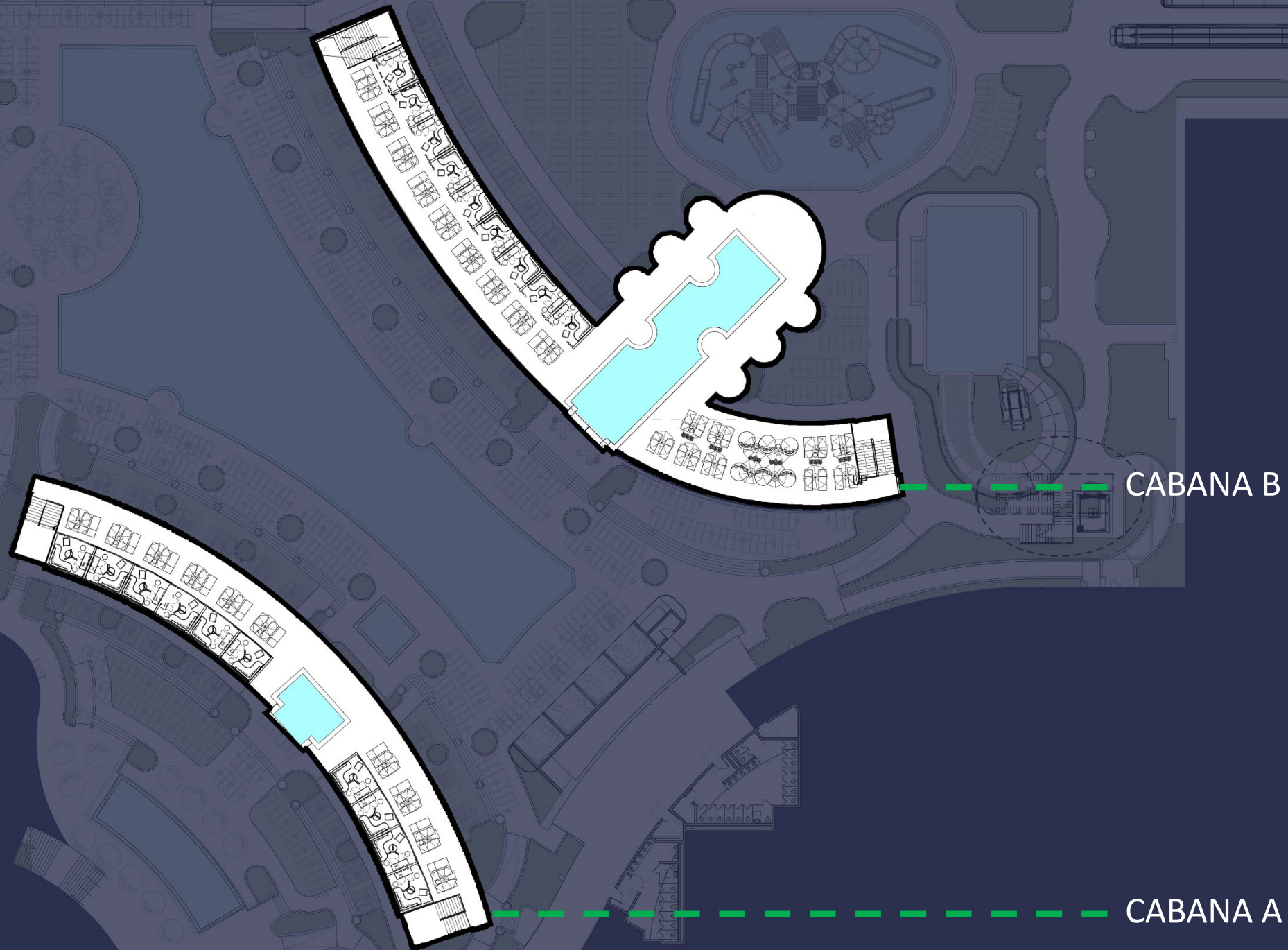
# POOLSCAPE SPACE PLANNING

CABANAS | GROUND LEVEL



# POOLSCAPE SPACE PLANNING

CABANAS | UPPER LEVEL



# POOLSCAPE SPACE PLANNING

EXISTING

LA COTE

KIDS ZONE

BOWTIE POOL

ARKADIA POOL







MPTAMP BEACH

55'-0"

**LIFESCAPES**  
INTERNATIONAL  
Landscape Architects

0 10 20 40  
NORTH  
2025-06-27

# Land Use and Zoning: RM-3



# Morris Lapidus Local Historic District



# Oceanfront and Dune Preservation Overlays



# Variance Requests

1. Permit shade structure with 12.92 feet of clear space between edge of roof covering and finished floor where 8' permitted in Dune Overlay;
2. Permit decks, patios, and furniture within 10' minimum setback from ECL;
3. Permit existing walkways and ramp with materials not made of wood and widths in excess of 6' in Dune Overlay;
4. Permit 47.7% open space where 80% required in Dune Overlay;
- ~~5. Permit 1'5" side setback where 15' required in Oceanfront Overlay;~~
6. Permit 0' setback where 10' required from bulkhead line in Oceanfront Overlay;
7. Permit 3.7% open space where 50% required in Oceanfront Overlay;
8. Permit rear yard with less than 50% open and unencumbered space from ECL to rear setback line required in Oceanfront Overlay;
9. Permit encroachment into rear pedestal setback requirement;
10. Permit 1'5" interior side setback where 8% lot width (85.98') required;
11. Permit total sum side yards of 8% of lot width where 16% is required.

# Satisfaction of Hardship Criteria

1. Special conditions and circumstances;
2. Not a result of action of applicant;
3. No special privilege;
4. Literal interpretation would deprive applicant of rights;
5. Minimum variance.

# Practical Difficulty

- Duty to preserve contributing structures;
- Premier luxury resort in global hospitality market (highly competitive landscape);
- Largest oceanfront contiguous property within the City.

# Compliance with COA Criteria

## No Impact to Contributing Structures

Existing



Proposed



# Thank You

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