

RITZ-SAGAMORE



Rev.	Date	Rev.	Date

Ritz-Sagamore

- Miami Beach, FL 331

Owner: Di Lido Beach Resort LLC.

— Name EBJ Sagamore LLC.
Address Sobe Sky Development LLC.
Address Di Lido Beach Resort Hotel Corp
Tel:
Email

Consultant:
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Address 25 Wingold Av
Address Toronto, ON C
Tel: 416.588.1668

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Coral Gables, FL 3314:

786.717.6564

Consultant: MEP
Name MG Engineering.
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Address 2800 Biscayne Blv
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Address
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Tel:

Desimore Consulting Engineeri 800 Brickell Avenue, 6th Floor Miami, FL 33131 305 441 0755

Architect of Record:
Kobi Karp Architecture and Interior De
571 NW 28TH ST
Miami Elorida 33137 USA





COVER

-	Date	11-12-2021	Sheet No.
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	Project	2018	

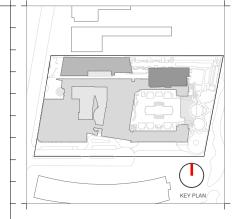
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Di Lido Beach Resort LLC. EBJ Sagamore LLC. Sobe Sky Development LLC. Di Lido Beach Resort Hotel Corporation

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RITZ	Z HOTEL		Sagan	nore
FAR AREA				FAR AREA
asement	8,785 **		Basement	0 **
round	66,541		Ground	10,620
nd Floor	65,856		2nd Floor	11,726
rd Floor	60,169		3rd Floor	11,726
th Floor	44,244		4th Floor	11,726
th Floor	26,639		5th Floor	11,275
th Floor	24,397		6th Floor	4,218
th Floor	24,393		Totals	61,291
th Floor	24,397			
th Floor	24,327			
Oth Floor	24,387			
1th Floor	24,383			
	410 510		Total FAR to remian	479,809
otals	418,518		I TOTAL TALK TO TELLINATE	,
otals	410,310		TOTAL TAK TO TETRICAL	,
	LOT AREA	FAR RATIO	MAX FAR	FAR AVAILABLE
ITZ		FAR RATIO		,
ΤΖ	LOT AREA		MAX FAR	FAR AVAILABLE
ITZ ER SURVEY	LOT AREA		MAX FAR	FAR AVAILABLE 92,922 *
TZ ER SURVEY AGAMORE	LOT AREA 163,813	3	MAX FAR 511,439	FAR AVAILABLE
ITZ ER SURVEY AGAMORE DI AREA	LOT AREA 163,813 LOT AREA 44,848	FAR RATIO	MAX FAR 511,439 MAX FAR	FAR AVAILABLE 92,922* FAR AVAILABLE
ITZ ER SURVEY AGAMORE OT AREA	LOT AREA 163,813 LOT AREA 44,848	FAR RATIO	MAX FAR 511,439 MAX FAR	FAR AVAILABLE 92,922* FAR AVAILABLE

^{*} Includes 20,000 SF per Sec.142-246 (a)(3)

^{** 1/2} of the basemant included in the calcualtion

PROPOSED AREAS - NEW TOWER							
LEVELS	UNITS	COMMON AREA+BOH	AMENITIES	NEW BRIDGE CONNECTION	NEW RESIDENTIAL UNITS	FAR	
ROOF		1,380 SQ.FT.					
LEVEL 17	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 16	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 15	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 14	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 13	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 12	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 11	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 10	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 9	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 8	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 7	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 6	6,487 SQ.FT.	1,596 SQ.FT.			4	8,083 SQ.FT.	
LEVEL 5	-	1,596 SQ.FT.	8,224 SQ.FT.			9,820 SQ.FT.	
LEVEL 4	3,387 SQ.FT.	1,430 SQ.FT.			1	4,817 SQ.FT.	
LEVEL 3	3,407 SQ.FT.	1,670 SQ.FT.		378 SQ.FT.	1	5,455 SQ.FT.	
LEVEL 2	-	-		378 SQ.FT.		378 SQ.FT.	
LEVEL 1	-	3,860 SQ.FT.				3,860 SQ.FT.	
	86,674 SQ.FT.	27,052 SQ.FT.	8,224 SQ.FT.	756 SQ.FT.	50	121,326 SQ.FT.	

PROPOSED PROJECT FAR					
RITZ	418,518 SQ.FT.				
Sagamore	61,291 SQ.FT.				
TOWER	121,326 SQ.FT.				
GRAND TOTAL	601,135 SQ.FT.				

		Seating / O.C.C Chart /	Parking		
		RITZ			
Floor Level	Room Name	Area	Existing Seats/Occupants	Proposed Seats/Occupants	Parking Required
	New Retail from 1999 Permit	2,819 SF			8
Ground	Lobby Bar	In Historic Ritz	51 Occupants	52 Occupants	N/A
Ground	New Beach Club Restaurant from 1999 Permit	In Historic Ritz	240 seats	240 seats	N/A
	Restaurant	In Historic Ritz	564 Occupants	565 Occupants	N/A
Level 2	All Day Restaurant/Pool Deck	In Historic Ritz	203 Seats	204 Seats	N/A
Totals					
		SAGAMORE			
Floor Level	Room Name	Area	Existing Seats/Occupants	Proposed Seats/Occupants	Parking Required
	Book Store/Coffee Shop	In Historic Sagamore	N/a	10 Seats	N/A
Ground	Cigar Lounge	In Historic Sagamore	N/A	20 Seats	N/A
Ground	Pool Restaurant	In Historic Sagamore	N/A		
	Restaurant	In Historic Sagamore	142 Seats	60 Seats	N/A
Totals					
		UNIT PARKING REQUIRE	MENTS		
Unit Type	Proposed Density	Area	Existing Seats/Occupants		Parking Required
Hotel (Ritz)	374 Existing	New rooms from 1999 Permit	N/A	.5/unit x 173	87
Hotel (Sagamore)	60	In Historic Sagamore	N/A	N/A	N/A
550-999 SF	0	New Tower	N/A	1	0
1000-1200 SF	12	New Tower	N/A	1.5	18
+ 1200 SF	38	New Tower	N/A	2	76
Total			-		189

MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673,7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

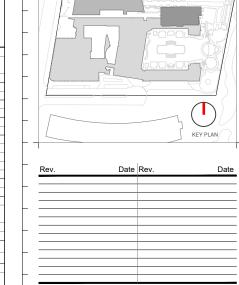
ITEM #	Zoning Information				
1	Address:	1 Lincoln Road, 1671 C	ollins Ave, Miami Beach, FL	33139	
2	Board and File numbers:				
3	Folio number(s):	02-3234-019-0520 02-3	3234-019-0530 02-3234-019	2-0570	
4	Year constructed:		Zoning District:	RM-3 HIGH DENSITY MULTI FAMILY RESIDENTIAL	
5	Historic Designation	Local: Ocean Drive/ C	ollins Ave Historic District		
		National: Miami Beach	n Architectural District		
6	Flood Zone:	Flood Zone AE & Flood	I Zone X		
7	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	6.83' NGVD	
8	Design Flood Elevation:	13'-0" NGVD			
9	Max. Wave Crest Elevation:	15'-0" NGVD			
10	Adjusted grade (Flood+Grade/2)	N/A			
11	Lot Area:	1671 COLLINS AVE = 44	4,848 SF/ 1 LINCOLN ROAD =	163,813 SF	208,661 SFTOTAL / 4.79 AC
12	Lot Width	350.28'	Lot Depth:	594.47'	
13	Minimum Unit Size	550 SF	Average Unit Size:	2,000 SF	
14	Existing User	HOTEL / RESTAURANT	Proposed Use:	HOTEL/ RESIDENTIAL / RESTAURANT / RETAIL	
		ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
10	Height				

		ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
0	Height				-
	Architectural District-New Construction	200'-0" *		200'-0"	
	Ground Floor Additions Sec. 142-246(e), (3)	25'-0" *		23'-8"	
1	Number of Stories				-
	Architectural District-New Construction	20 STORIES		17 STORY TOWER	
	Ground Floor Additions	2 STORIES			
2	FAR: 1 Lincoln Road 3.0 + 1671 Collins 2.0	601,135 SF	479,826 SF	601,135 SF	
3	Gross Square Footage	N/A	N/A		_
4	Square Footage by use	N/A	N/A	N/A	-
5	Number of Units Residential	N/A	N/A	50 UNITS	-
6	Number of Units Hotel	N/A	477	434	-
7	Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C CHART	-
8	Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C CHART	_

	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
	At-Grade Parking Lot				
9	Front Setback (Collins ave/West):	20'-0"	N/A	N/A	_
0	Side Setback (Interior/ North):	17'-6"	N/A	N/A	_
	Side Setback (Lincoln Rd/ South):	17'-6"	N/A	N/A	-
2	Rear Setback (East):	50' from BL	N/A	N/A	-
	Subterranean/ Pedestal Oceanfront/ LVL 0-5				
3	Front Setback (Collins ave/West):	20'-0"	56'-9'' RITZ	56'-9" RITZ	EXISTING STRUCTURES TO REMAIN
1	Side Setback (Interior/ North):	28'-0''	7'4" SAGAMORE	5'-0" SAGAMORE	EXISTING STRUCTURES TO REMAIN
5	Side Setback (Lincoln Rd/ South):	28'-0"	49'-6" RITZ	49'-6" RITZ	EXISTING STRUCTURES TO REMAIN
5_	Rear Setback (East):	100'-0"	45'-8" RITZ	45'-8" RITZ	EXISTING STRUCTURES TO REMAIN
	Tower Oceanfront*				
7	Front Setback (Collins ave/West):	100'-0"	N/A	340'-0"	-
3	Side Setback (Interior/ North):	75'-0''	N/A	37'-0" BALCONY PRJECTION / 43'-0" HABITABLE SPACE	-
_	Side Setback (Lincoln Rd/ South):	75'-0	N/A	231'-0"	-
)	Rear Setback (East):	100'-0"	N/A	94'-0" BALCONY PROJECTION / 100'-0" HABITABLE SPACE	-
	Detached Additions at 25 FT max height				
	Front Setback (Collins ave/ West):	N/A	N/A	N/A	
2	Side Setback (Interior/ North):	5'-0"	N/A	N/A	
3	Side Setback (Lincoln Rd/ South):	5'-0"	N/A	N/A	
	Rear Setback (East):	50' from BL	N/A	N/A	
	* Sec. 142-246(f)(1)				
	** See Survey for existing conditions				
	PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
1	Parking District No 1				
2_	Total # of parking spaces		247	236	(fee in lieu of parking to be paid)
	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A		-
1	Valet Drop off and pick up		N/A	ON SITE	-
5	Loading zones and Trash collection areas		N/A	ONSITE	_
6	Bike Racks	129	N/A	129	-

37 Is this a contributing building?
38 Located within a Local Historic District?

Notes: If not applicable write N/A
Notes: FAR calculated per Ordinance ZBA2019-0097
* SEE PARKING REQUIREMENTS (A)



F	Ritz-Sagar	nore
1	Lincoln Road	

Miami Beach, FL 33139

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Name	EBJ Sagamore LLC.
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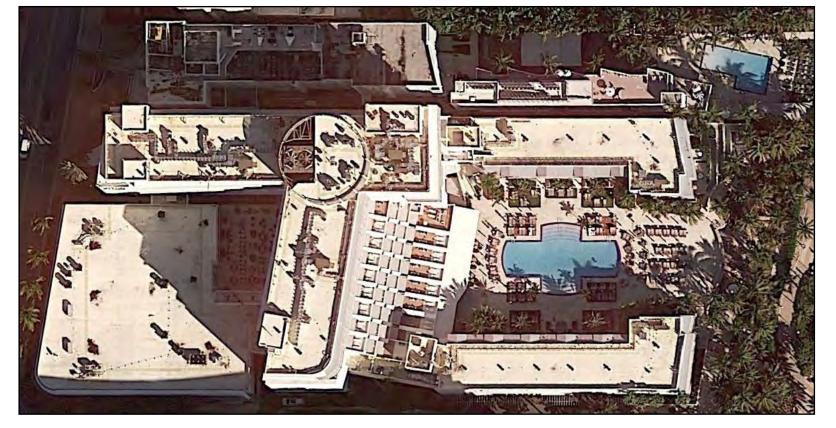




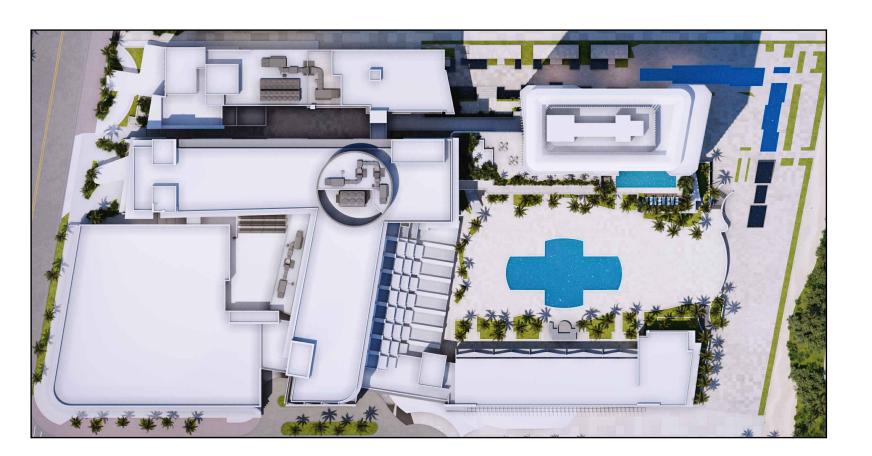
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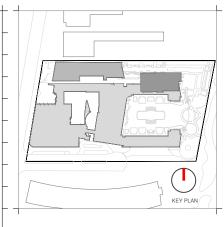












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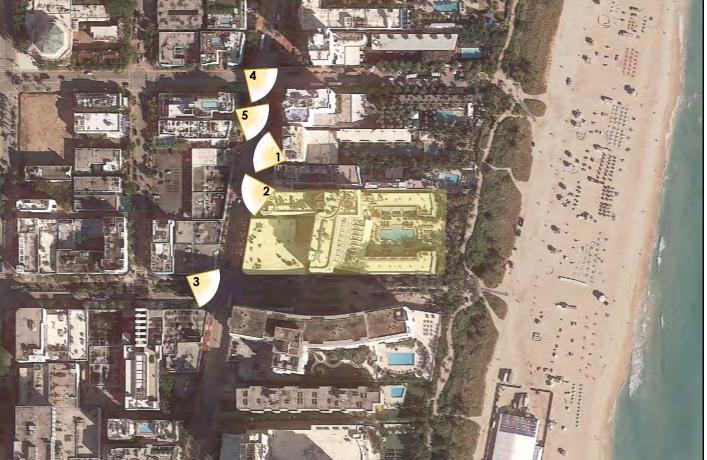


LOCATION MAP

-	Date	11-12-2021	Sheet No.
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	Project	2018	

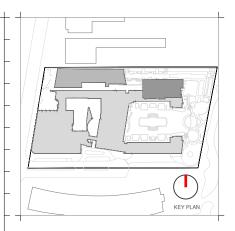


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CONTEXT

SURROUNDING BUILDINGS

Date	11-12-2021	Sheet No.
Scale	NTS	A0.07
Project	2018	



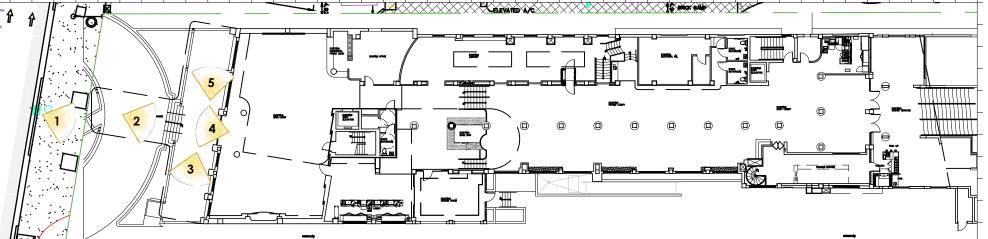




THE DELANO HOTEL - ROBERT SWARTBURG, 1947



NATIONAL HOTEL - ROY FRANCE, 1940









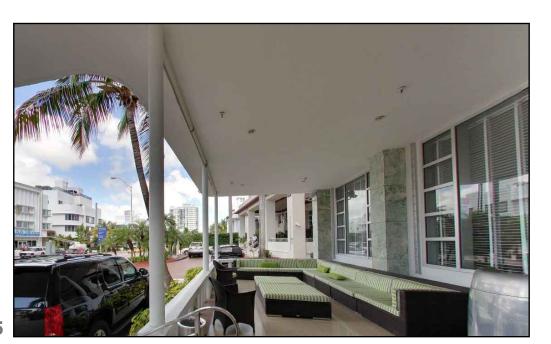
PORTE COCHERE TOWARDS LOBBY



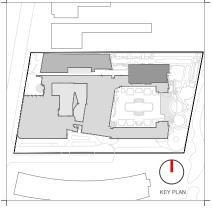
EXTERIOR LOBBY LOUNGE TOWARDS THE RITZ



LOBBY TOWARDS PORTE COCHERE



EXTERIOR LOBBY LOUNGE TOWARDS THE NATIONAL



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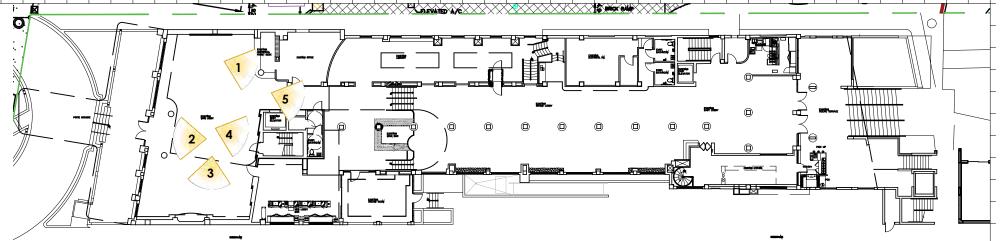
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EXISTING IMAGES

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Project	2018	





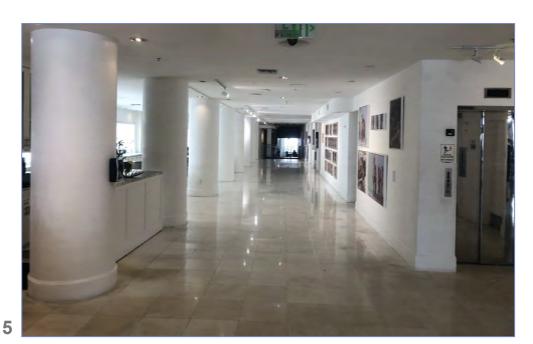


ENTRANCE FACING COLLINS AVENUE

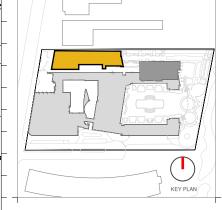
LOBBY LOUNGE



ENTRANCE FACING COLLINS AVENUE



LOBBY CORRIDOR



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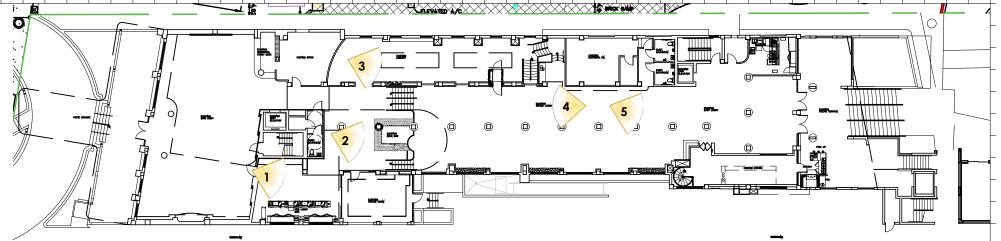
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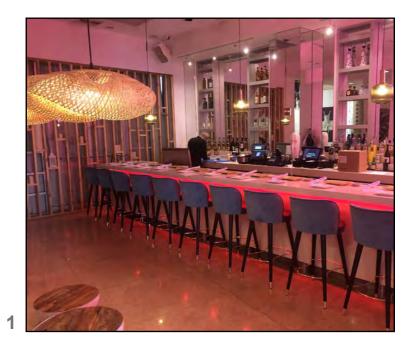




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	Project	2018	





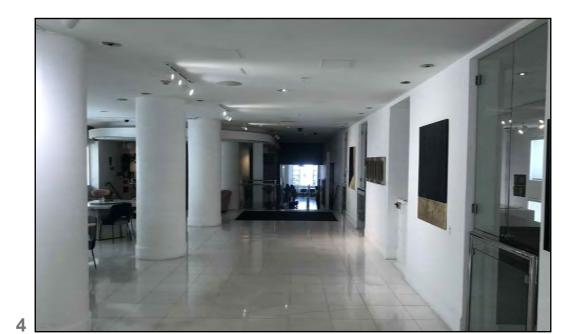




MAIN BAR



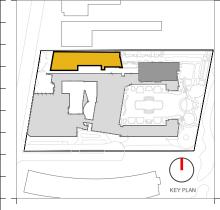
LIBRARY



GRAND LOBBY TOWARDS COLLINS AVENUE



GRAND LOBBY TOWARDS POOL



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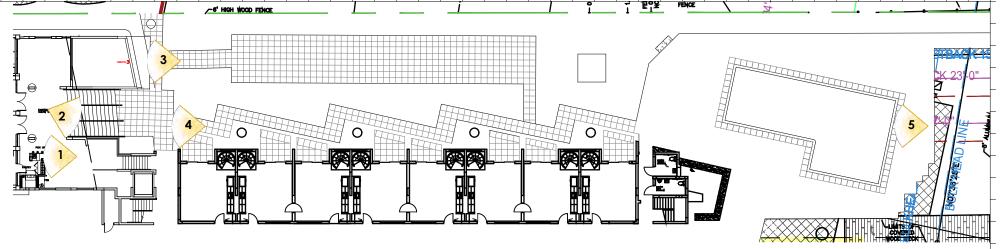
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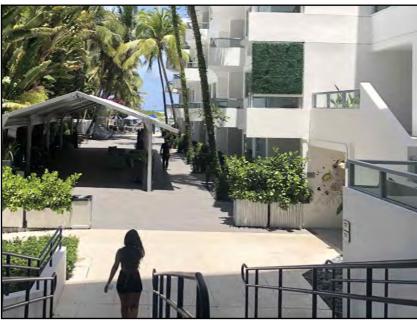


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Scale	NTS	A0.32
Project	2018	









OCEAN TERRACE TOWARDS POOL

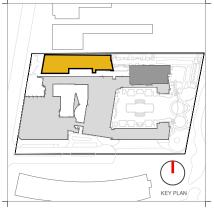
GYM



OCEAN TERRACE TOWARDS COLLINS AVENUE



POOL TOWARDS COLLINS AVENUE



	Rev.	Date	Rev.	Date
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	Project	2018	

HISTORIC OVERVIEW

The Sagamore and the Ritz Hotel are both located in the Collins Avenue / Ocean Drive Local Historic District and the National Register Historic District in the City of Miami Beach.

The Miami Beach Architectural District, a National Register District, was established in 1979 through the efforts of the Miami Design Preservation League. The district is commonly referred to as the Art Deco Historic District. Four of the local Miami Beach Historic Districts (Espanola Way, Ocean Drive / Collins Avenue, Museum, and Flamingo Park) together comprise the National Register District.

"The subject structure (Sagamore) is an excellent example of the evolution of the City's resort architecture from the fashionable Art Deco styles of the pre-World War II era Art Deco to the Modern style(s) following the war (sometimes referred to collectively as the International style)."

The Sagamore Hotel was built in 1948 on the northern portion of the former Seiberling estate property, . The Sagamore was originally constructed with 113 hotel rooms and one apartment suite according to the City of Miami Beach Building Card.

The original Dilido Hotel building was 8 stories tall and contained 303 hotel rooms plus a Coffee Shop, Dining Room and Cocktail Lounge, one 1-bedroom apartment plus 15 efficiency apartments.

Both Structures are located in the 'Fisher's First Subdivision' as platted by Miami Beach in 1915. This was the first platted subdivision of the lands owned by Carl Fisher.







THE RITZ CARLTON DILIDO HOTEL
1669 COLLINS AVENUE MIAMI BEACH, FL 33139



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s 2800 Biscayne Blvd
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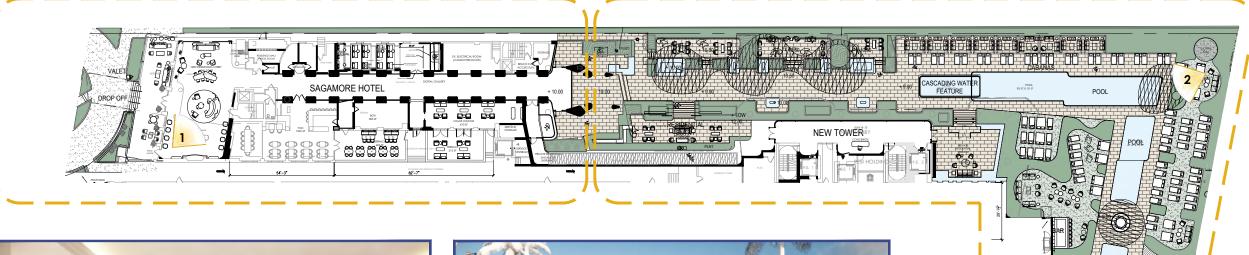
Architect of Record: Kobi Karp Architecture and Interior Desig 571 NW 28TH ST Miami, Florida 33137 USA





HISTORIC OVERVIEW

-	Date	11-12-2021	Sheet No.
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	Project	2018	





1. Sagamore Lobby





The scope of work for this project will include remodeling of the ground level public areas.

- The Sagamore Lobby, Outdoor seating, corridor & slab.
- New rear yard, Pool deck, and beach restaurant.
- -New Tower to replace existing Cabana.

INTERIOR & EXTERIOR SCOPE OF WORK AREAS

- 1-Existing Sagamore Area
- 2-Existing Rear yard & pool deck Area



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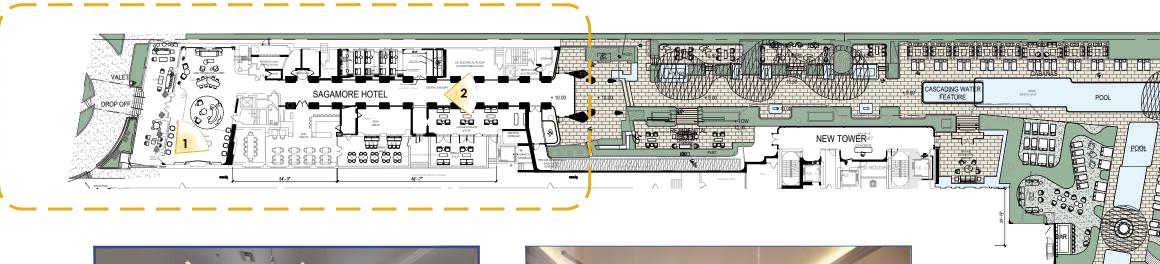
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SCOPE OF WORK

Date	11-12-2021	Sheet No.
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Project	2018	

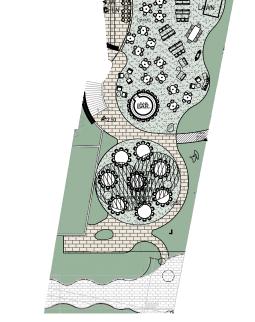


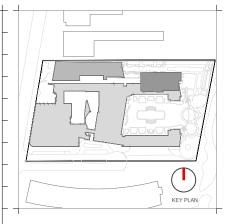












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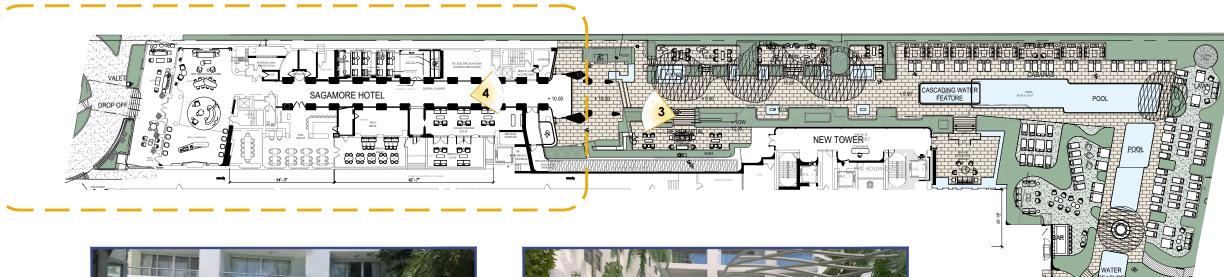
SCOPE OF WORK

RITZ-SAGAMORE

Date	11-12-2021	Sheet No.
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Project	2018	

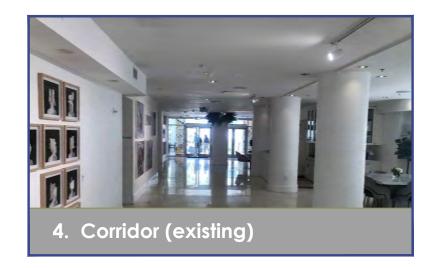
INTERIOR SCOPE OF WORK AREAS

- **1-**Remodeling Sagamore Lobby Area.
- 2-Lower Corridor Slab align corridor floor with lobby level.

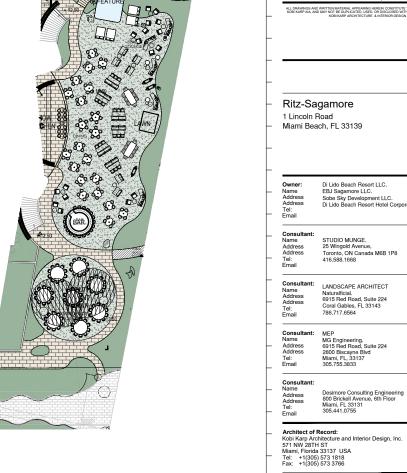












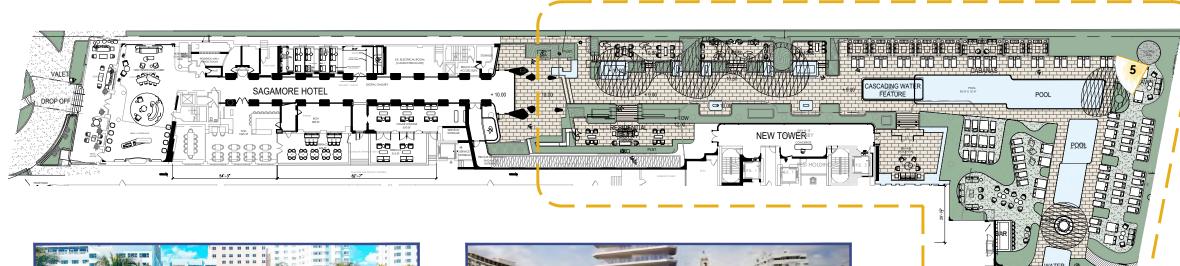
SCOPE OF WORK

A0.53

RITZ-SAGAMORE

INTERIOR SCOPE OF WORK AREAS

- **3-**Remodeling Sagamore Rear Lobby
- **4-**Remodeling Lobby corridor.

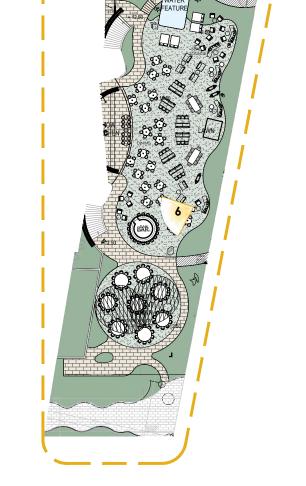


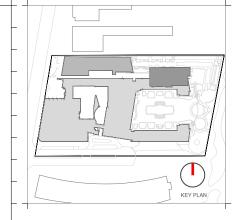












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SCOPE OF WORK

RITZ-SAGAMORE

	-	Date	11-12-2021	Sheet No.
	-	Scale	1"=50'-0"	A0.54
		Project	2018	
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EXTERIOR SCOPE OF WORK AREAS

- **5-**Remodeling Pool Deck Area
- 6-New Beach Restaurant