# RITZ-SAGAMORE

PRESENTATION

STUDIO MUNGE

KOBI KARP

NATURALFICIAL,INC.
www.naturalficial.com

# Development Basics

New Residential Building

Restoration of Original Sagamore Hotel Façade and Interior Renovations

Improvements to Ritz Entry

# 30 New Residential Units

# Reduction of 44 Hotel Rooms

# Residential Building at Maximum of 183 Feet

# New Architecture

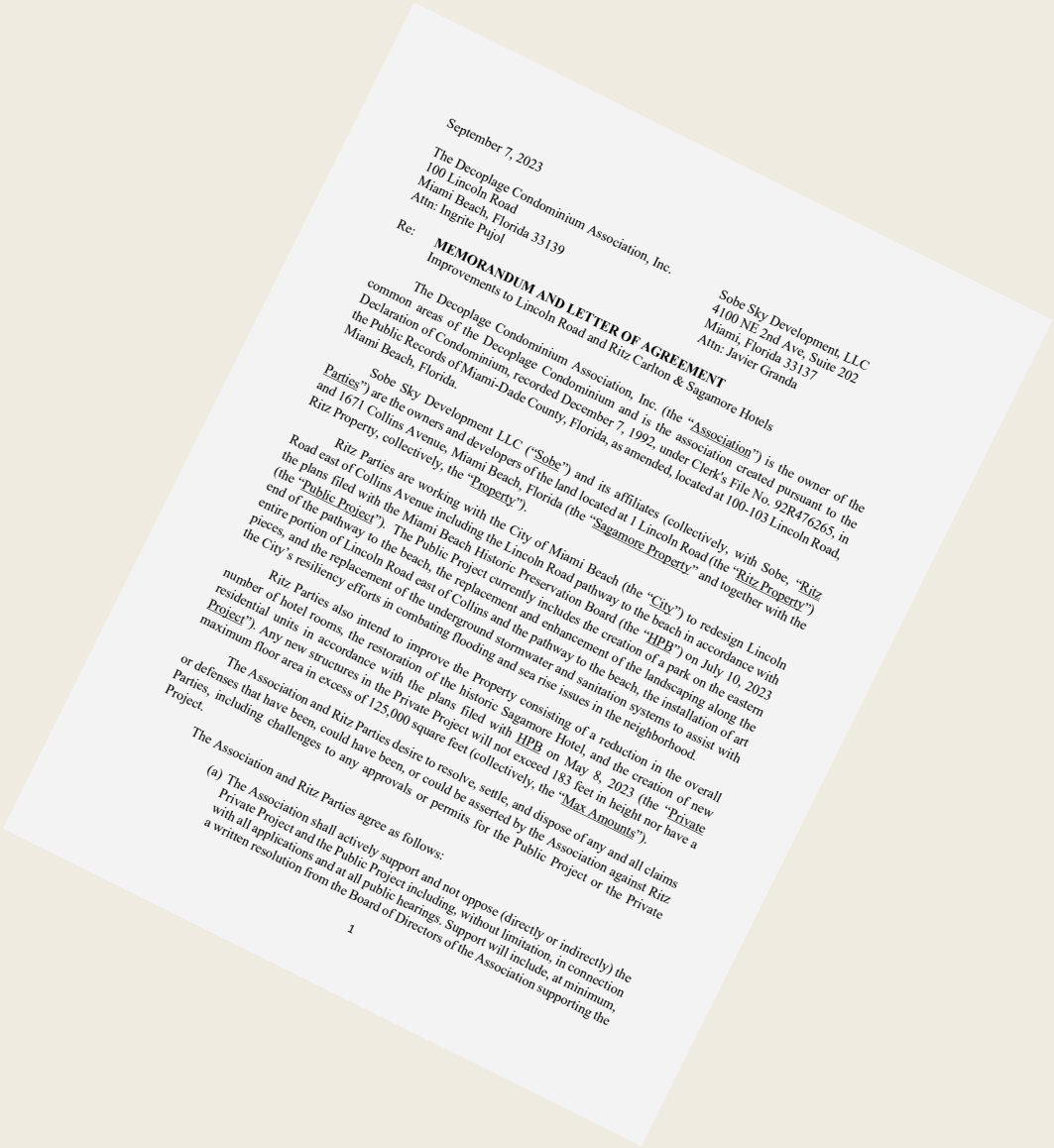
# Community Support

33 Letters of Support for Project

- Residents
- Property Owners
- Business Owners
- Community Stakeholders



# Applicants Have Entered Into Agreement with Decoplage Condominium Based on Current Plans



September 7, 2023

The Decoplage Condominium Association, Inc.
100 Lincoln Road
Miami Beach, Florida 33139
Attn: Ingrite Pujol

Sobe Sky Development, LLC
4100 NE 2nd Ave. Suite 202
Miami, Florida 33137
Attn: Javier Granda

Re: **MEMORANDUM AND LETTER OF AGREEMENT**
Improvements to Lincoln Road and Ritz Carlton & Sagamore Hotels

The Decoplage Condominium Association, Inc. (the "Association") is the owner of the common areas of the Decoplage Condominium and is the association created pursuant to the Declaration of Condominium, recorded December 7, 1992, under Clerk's File No. 92R476265, in the Public Records of Miami-Dade County, Florida, as amended, located at 100-103 Lincoln Road, Miami Beach, Florida.

Sobe Sky Development LLC ("Sobe") and its affiliates (collectively, with Sobe, "Ritz Parties") are the owners and developers of the land located at 1 Lincoln Road (the "Ritz Property") and 1671 Collins Avenue, Miami Beach, Florida (the "Sagamore Property" and together with the Ritz Property, collectively, the "Property").

Ritz Parties are working with the City of Miami Beach (the "City") to redesign Lincoln Road east of Collins Avenue including the Lincoln Road pathway to the beach in accordance with the plans filed with the Miami Beach Historic Preservation Board (the "HPB") on July 10, 2023 (the "Public Project"). The Public Project currently includes the creation of a park on the eastern end of the pathway to the beach, the replacement and enhancement of the landscaping along the entire portion of Lincoln Road east of Collins and the pathway to the beach, the installation of art pieces, and the replacement of the underground stormwater and sanitation systems to assist with the City's resiliency efforts in combating flooding and sea rise issues in the neighborhood.

Ritz Parties also intend to improve the Property consisting of a reduction in the overall number of hotel rooms, the restoration of the historic Sagamore Hotel, and the creation of new residential units in accordance with the plans filed with HPB on May 8, 2023 (the "Private Project"). Any new structures in the Private Project will not exceed 183 feet in height nor have a maximum floor area in excess of 125,000 square feet (collectively, the "Max Amounts").

The Association and Ritz Parties desire to resolve, settle, and dispose of any and all claims or defenses that have been, could have been, or could be asserted by the Association against Ritz Parties, including challenges to any approvals or permits for the Public Project or the Private Project.

The Association and Ritz Parties agree as follows:

(a) The Association shall actively support and not oppose (directly or indirectly) the Private Project and the Public Project including, without limitation, in connection with all applications and at all public hearings. Support will include, at minimum, a written resolution from the Board of Directors of the Association supporting the

| | Private Application Supporters (2022) | Property / Business |
|---|---|---|
| **1** | Avi Yesawich | The Goodtime Hotel |
| **2** | Barbara Breslow | Temple Emanu-El |
| **3** | Barbara Hulanicki | Hu Design and Biba |
| **4** | Carlos Sanchez | Alter-Native |
| **5** | Cesar Gracia | De Gracia Enterntainment |
| **6** | De Rubeis Fine Art of Metal | De Rubeis Fine Art of Metal |
| **7** | Eduardo Hernandez | Hilton Cabana Miami Beach |
| **8** | Jamie De la Torre | Eyemax Eyewear |
| **9** | Janine Booth | Stiltsville Fish Bar,<br>Creative Director and Chef Partner of<br>Sunny Side Up Lifestyle |
| **10** | Jaqueline Lorber | South Florida Symphony |
| **11** | Jeffrey McInnis | Stiltsville Fish Bar |
| **12** | Juan M. Perez | Brasa Y Lena |
| **13** | Juan M. Perez | Ounze Corporate LLC d/b/a Tapelia;<br>Brasa Y Lena LLC d/b/a Ole Ole Steak House |
| **14** | Marcelo Oppenheim | 1628 Collins Avenue (9Beach Latin Restaurant) |
| **15** | Mark Nedlin | South Florida Symphony |
| **16** | Matias Pesce & Jamil Dib | Vida & Estilo Restaurant Group |
| **17** | Michael Ostrowski | Highgate Miami |
| **18** | Nicholas Siracusa | Circa 39 Hotel and Gabriel South Beach |
| **19** | Robert Langenfeuer | The Lobster Shack |
| **20** | Skylar Siminovsky | Hilton Cabana Miami Beach |

| | Private Application Supporters (2023) | Property / Business |
|---|---|---|
| **1** | Amanda Vismara | Decoplage Resident |
| **2** | Antonio Gorlani | Decoplage Resident |
| **3** | Carlos Balsiero | Decoplage Resident |
| **4** | Colin Lee | New Gables Capital |
| **5** | Cristiano Villa | Decoplage Resident |
| **6** | Dean Galasso | Decoplage Resident |
| **7** | Don Wightman | Decoplage Resident |
| **8** | Edward Fernandez | Decoplage Resident |
| **9** | Eugenia Chu | 1415 Sunset Harbour Drive, Apt. 202,<br>Miami Beach, FL 33139 |
| **10** | Eyal Alfi | AF-BP Lincoln Funding LLC<br>298-300 Lincoln Road |
| **11** | Fallon Kubecka | New Gables Capital / 904 Wingate Trl, Port Orange |
| **12** | Fatima Dos Santos | Decoplage Resident |
| **13** | Fernando Litardo | Decoplage Resident |
| **14** | Gayle Kubecka | 904 Wingate Trl, Port Orange |
| **15** | Ingrite Pujol | Decoplage, President of the Board |
| **16** | Jacqueline Volkart<br>GM, Ritz Carlton South Beach and Ritz Carlton Bal Harbour | 1 Lincoln Road<br>Miami Beach, FL 33139 |
| **17** | John Iodice | 835 Ivy Drive, West Palm Beach, FL 33414 |
| **18** | John Meadow | Dolce Italian / LDV (Gale Hotel)<br>1690 Collins Avenue<br>Miami Beach, FL 33139 |
| **19** | Juan Carlos Nahon | Decoplage Resident |
| **20** | Lazaro Mirabal | AF-BP Lincoln Funding LLC<br>298-300 Lincoln Road |
| **21** | Luis Jose Molla | 521 East Dilido Drive, Miami Beach, FL 33139 |
| **22** | Luis O Dominguez | 427 East San Marino Drive<br>Miami Beach, FL 33139 |
| **23** | Marcelo Paez | 531 West 49th Street<br>Miami Beach, FL 33140 |
| **24** | Maria Zuliani | Decoplage Resident |
| **25** | Michael Comras<br>Michael Grinfeld | Comras Company |
| **26** | Panama Kubecka | 904 Wingate Trl, Port Orange |
| **27** | Paolo Bottiroli | Decoplage Resident |
| **28** | Raymond Guell | Decoplage Resident |
| **29** | Riccardo Riua | 2820 Lake Avenue, Miami Beach, FL 33139 |
| **30** | Robert Balzebre | Kimpton Hotel, 1717 Collins Avenue Miami Beach, FL 33139 |
| **31** | Sara Hafemeister | 6811 SW 76th Terrace, South Miami, FL 33143 |
| **32** | Stephanie Arias | Decoplage Resident |
| **33** | Steven Fischler | AF-BP Lincoln Funding LLC (New Gables Capital)<br>298-300 Lincoln Road |
| **34** | Vivian Dimond | 230 Lincoln Road (Ross Dress for Less) |

# 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 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 SAGAMORE HOTEL**
1671 COLLINS AVENUE MIAMI BEACH, FL 33139

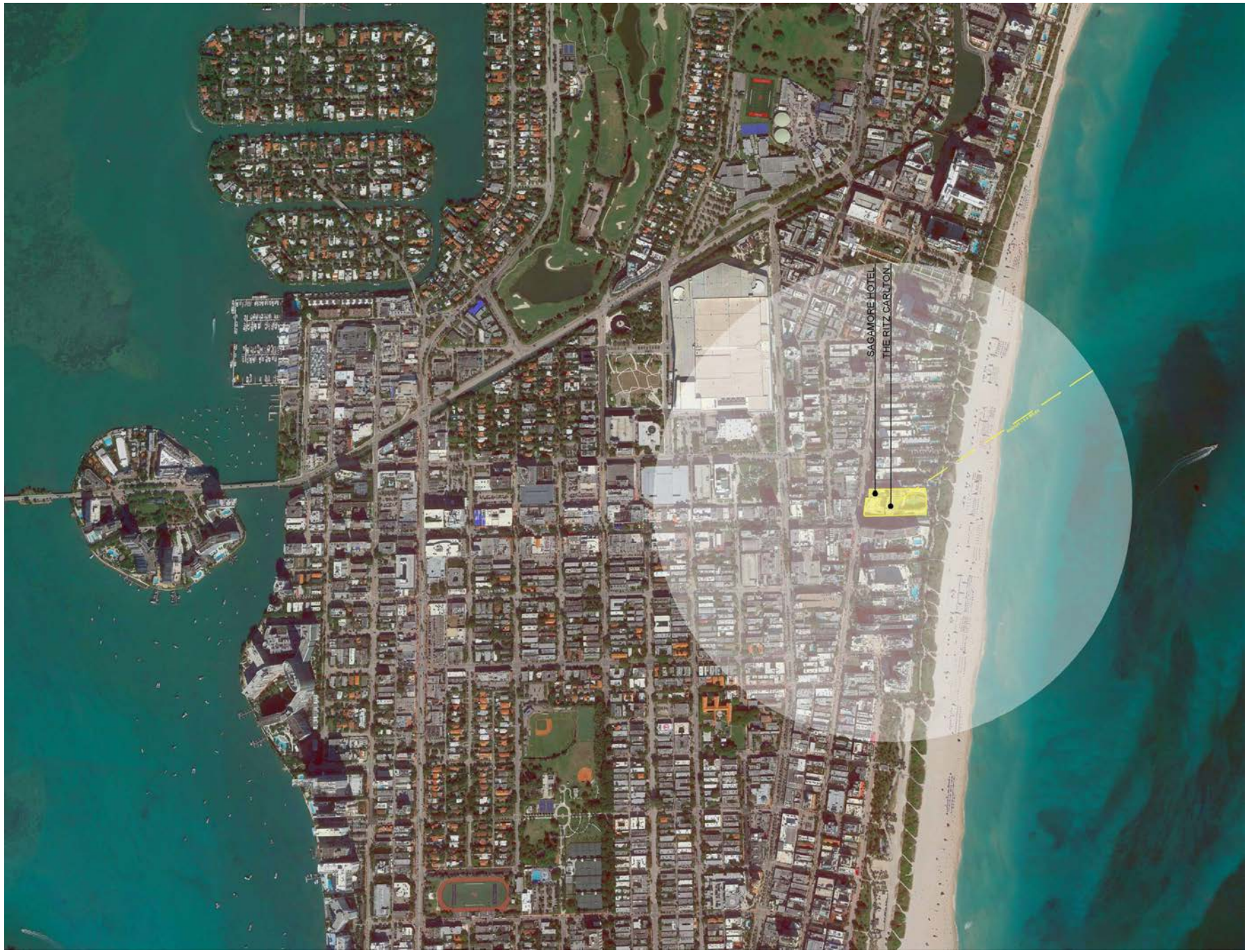



**THE RITZ CARLTON DiLiDO HOTEL**
1669 COLLINS AVENUE MIAMI BEACH, FL 33139



KOBI KARP

# LOCATION PLAN



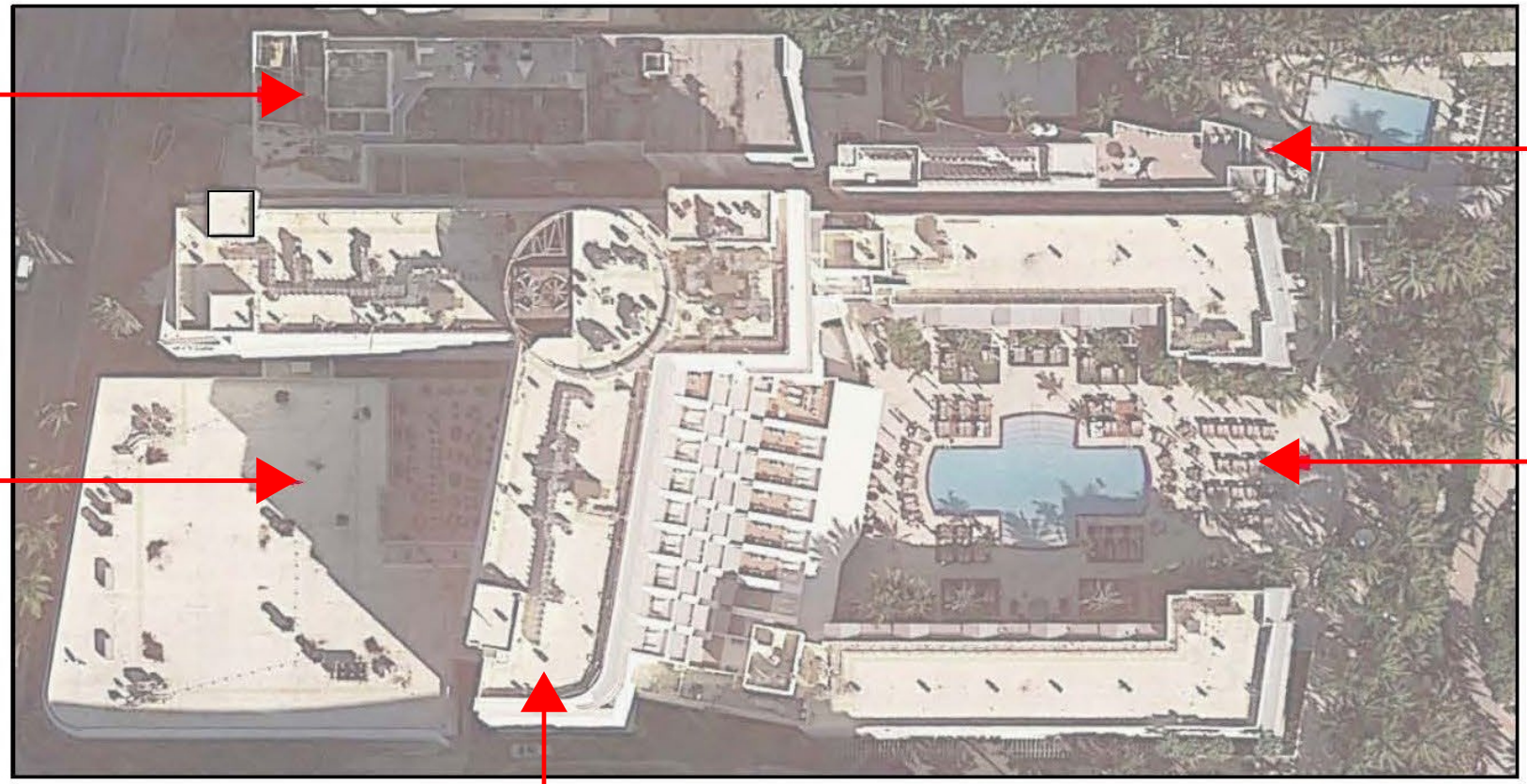



KOBI KARP

# EXISTING

ORIGINAL SAGAMORE HOTEL BY ALBERT ANIS 1948

ORIGINAL IGOR POLEVITZSKY ONE LINCOLN ROAD AND c.1953 LAPIDUS ADDITION



EXISTING SAGAMORE HOTEL CABANAS c.2000 ADDITION TO BE DEMOLISHED

NICHOLS c.2000 NORTH AND SOUTH LANAI AND POOL ADDITION

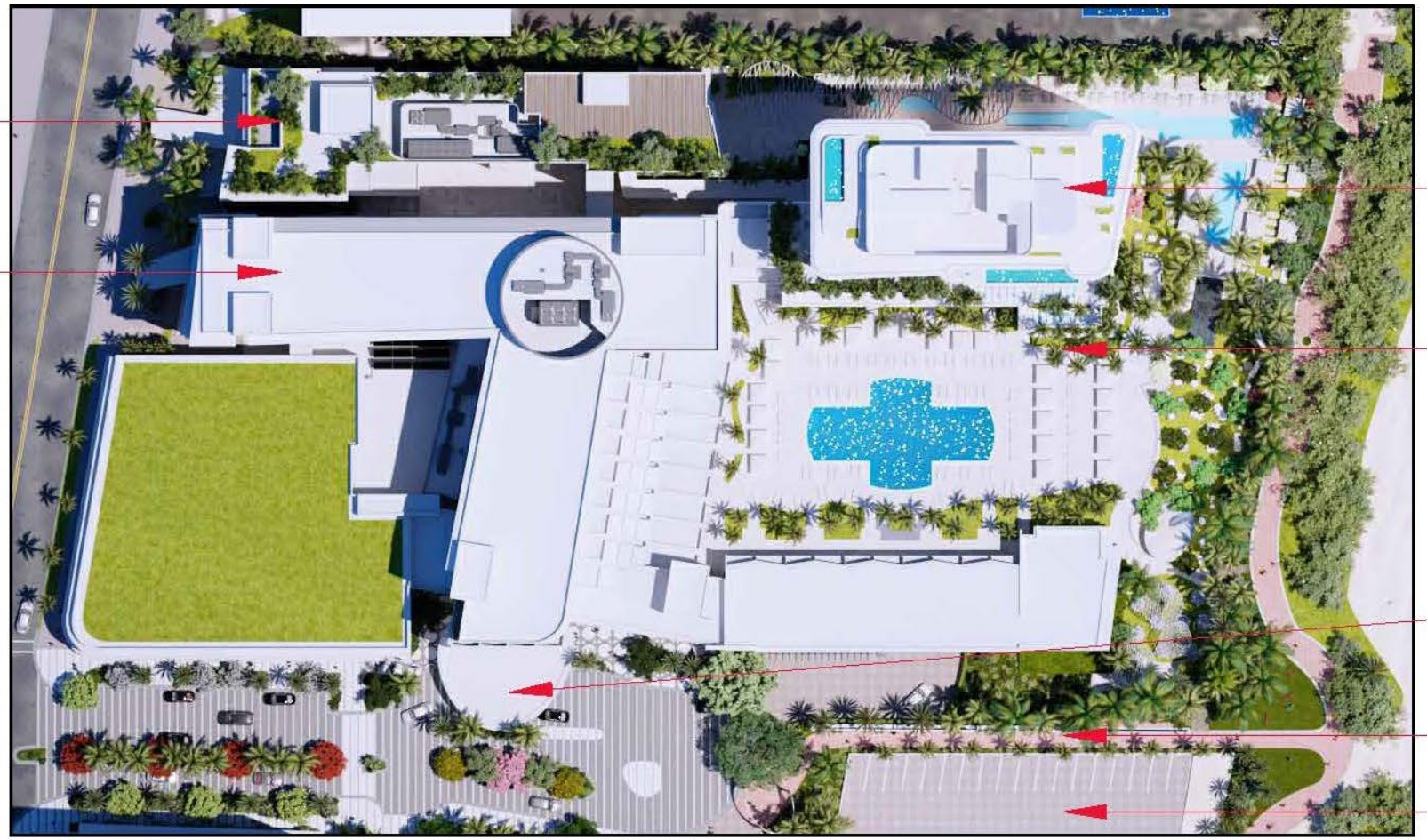
ORIGINAL DiLIDO HOTEL AND c.2000 NICHOLS 3 STORY ADDITION

1 EXISTING



KOBI KARP

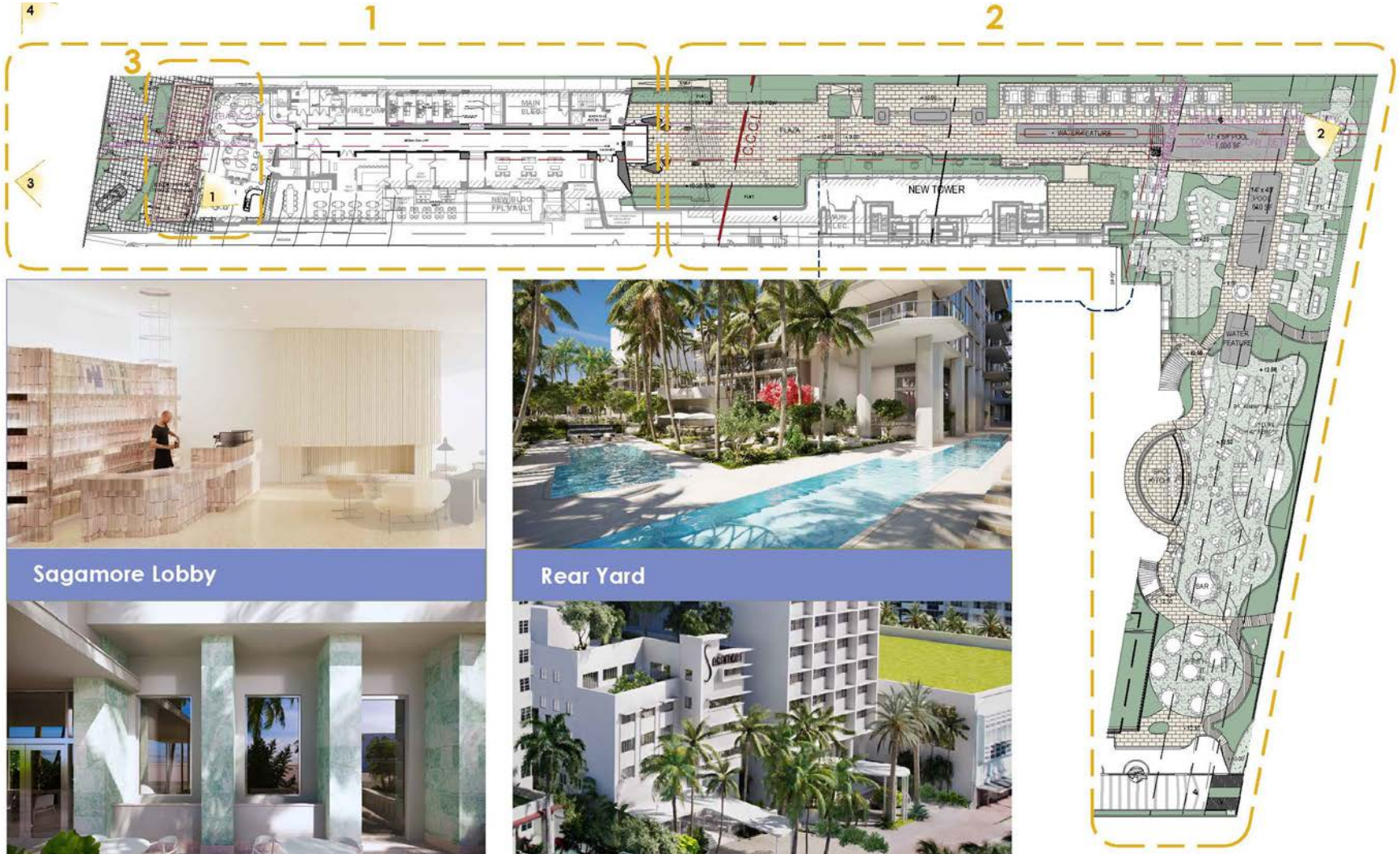
# EXISTING VS PROPOSED




2 PROPOSED

OVERALL

**OVERALL**






Sagamore Lobby



Rear Yard



Sagamore New Door



Sagamore Facade - Terrace Restoration

**OVERALL PROJECT SCOPE OF WORK**

- The Sagamore Lobby, Outdoor seating and corridor.
- Restoration of historic Sagamore facade massing.
- New rear yard, Pool deck, and beach restaurant.
- New Residential building ground up addtion
- New Ritz entry canopy.

**I**NTERIOR & **E**XTERIOR **S**COPE OF **W**ORK **A**REAS

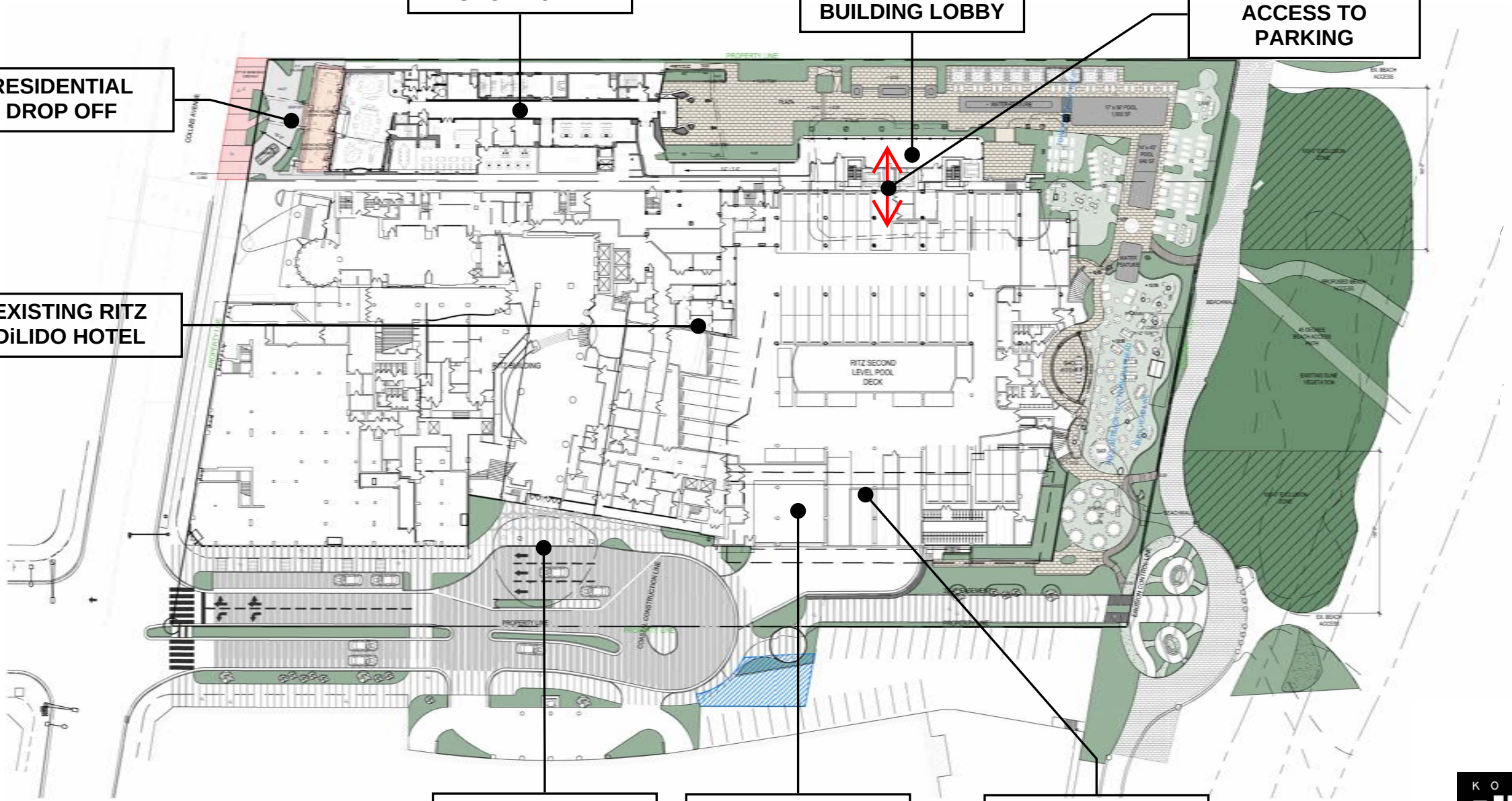
**1**-Proposed Sagamore Area

**2**-Proposed Rear yard & pool deck Area

**3**-Restoration of Sagamore Facade & Addition of Exterior Door

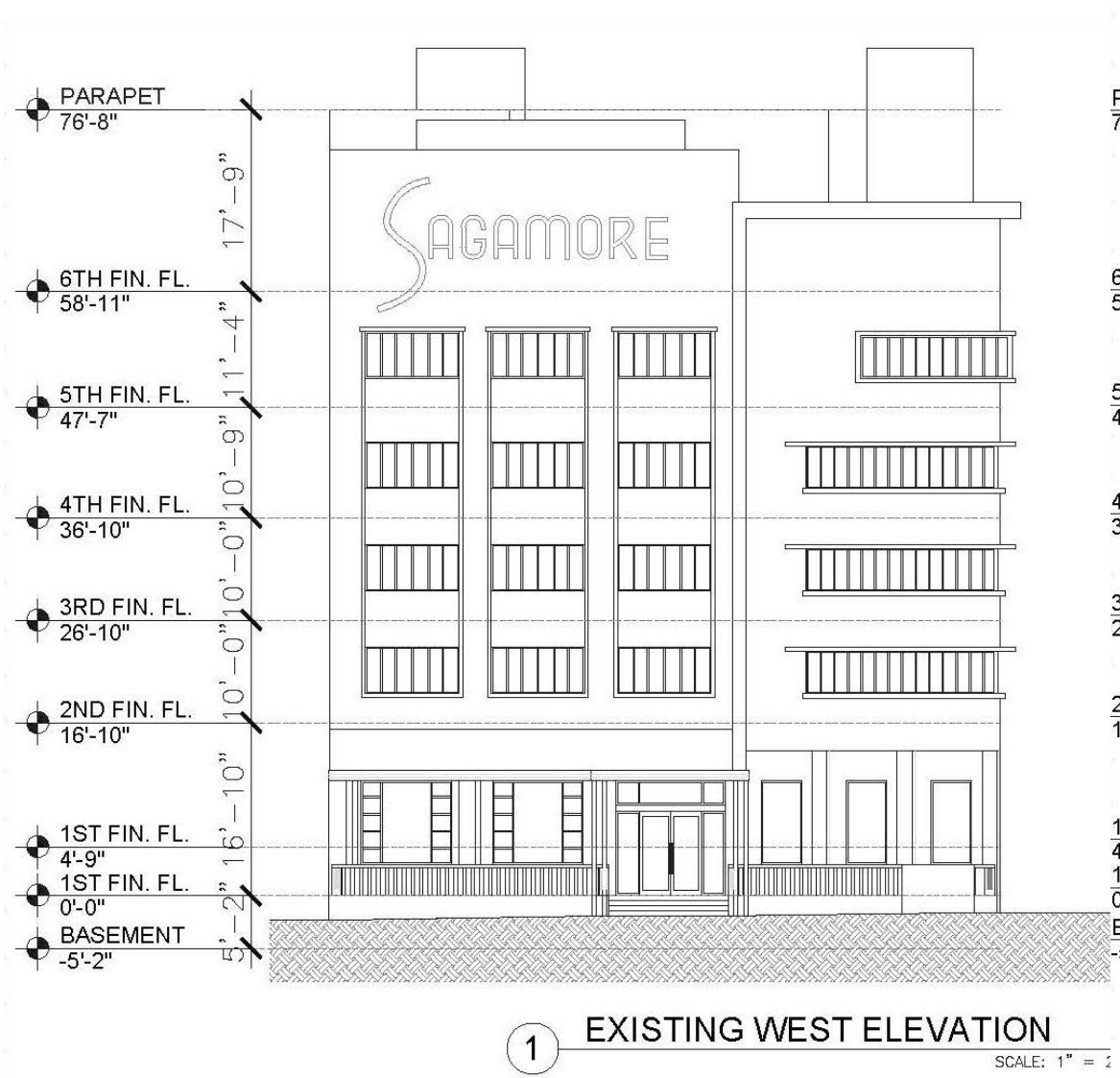
KOBI KARP

**OVERALL**



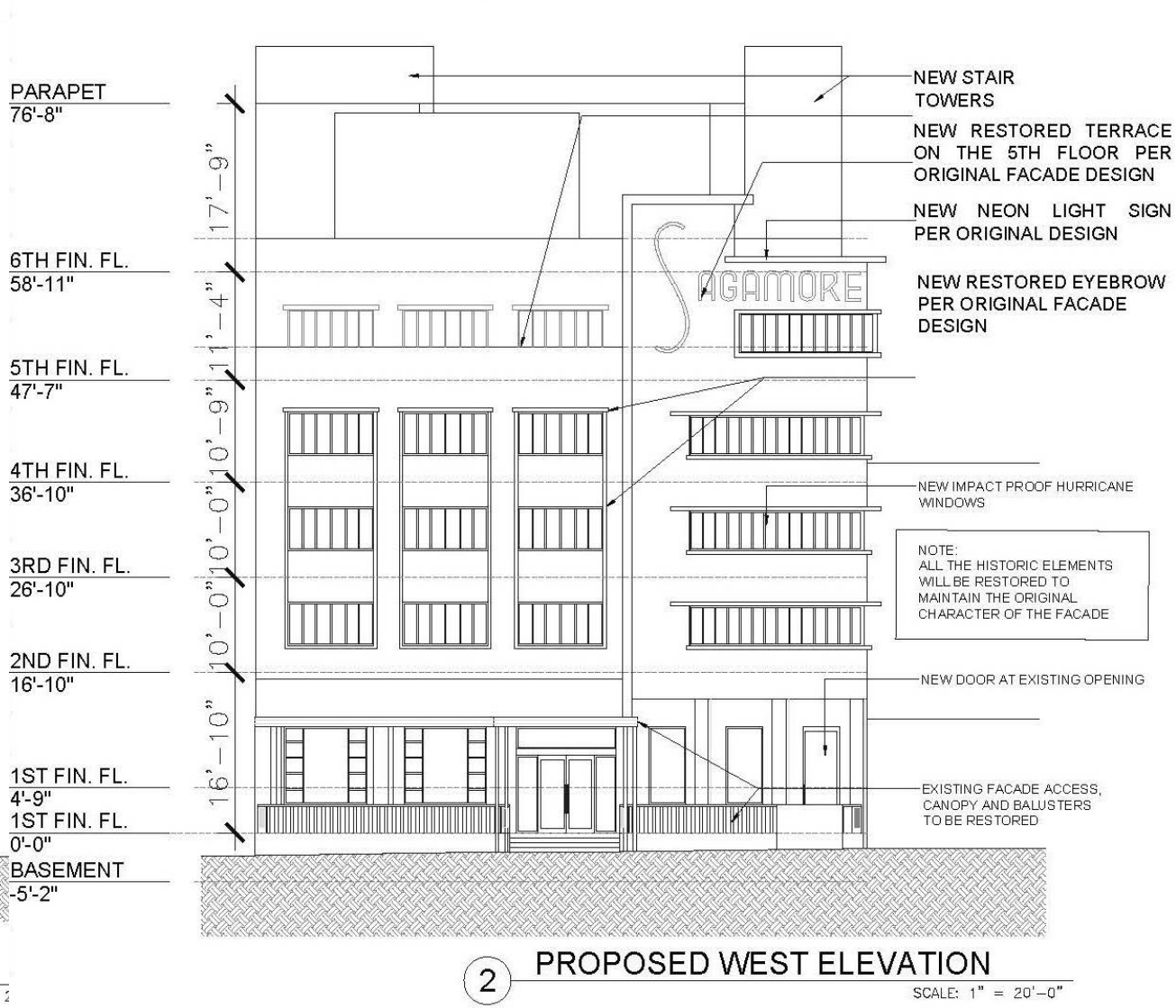

KOBI KARP

## EXISTING VS PROPOSED




1 EXISTING WEST ELEVATION

SCALE: 1" = 2




2 PROPOSED WEST ELEVATION

SCALE: 1" = 20'-0"

KARP

## ORIGINAL CONDITIONS




June 20, 1948 RENDERING COURTESY MIAMI HERALD



KOBI KARP

## EXISTING CONDITIONS




OVERALL

KOBI KARP

## EXISTING CONDITIONS



OVERALL

KOBI KARP

## EXTERIOR RENDER




OVERALL

KOBI KARP

## EXTERIOR RENDER




OVERALL

KOBI KARP

## EXTERIOR RENDER




OVERALL

KOBI KARP

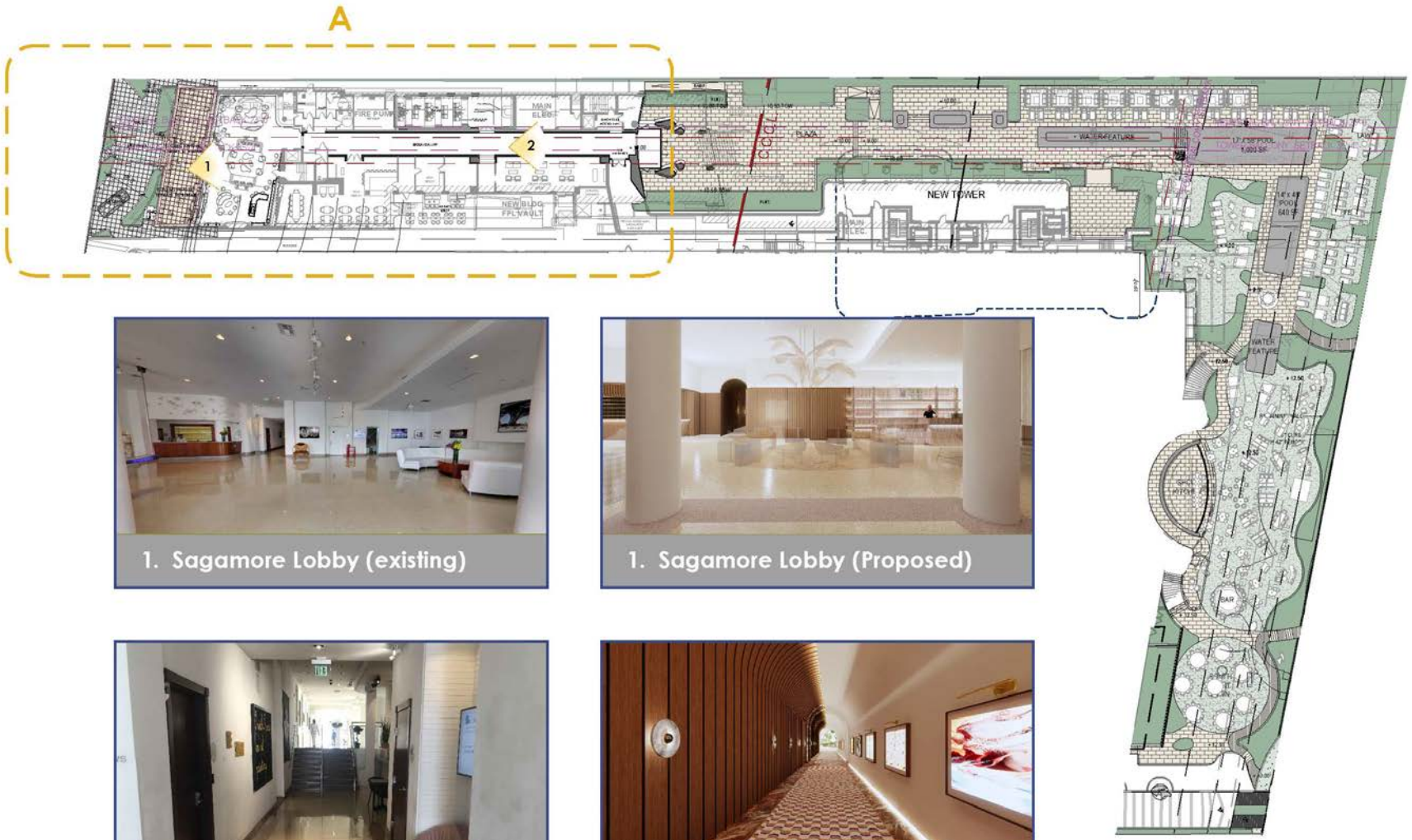
## EXTERIOR RENDER




OVERALL

KOBI KARP

# SAGAMORE LOBBY






1. Sagamore Lobby (existing)



1. Sagamore Lobby (Proposed)



2. Corridor (existing)



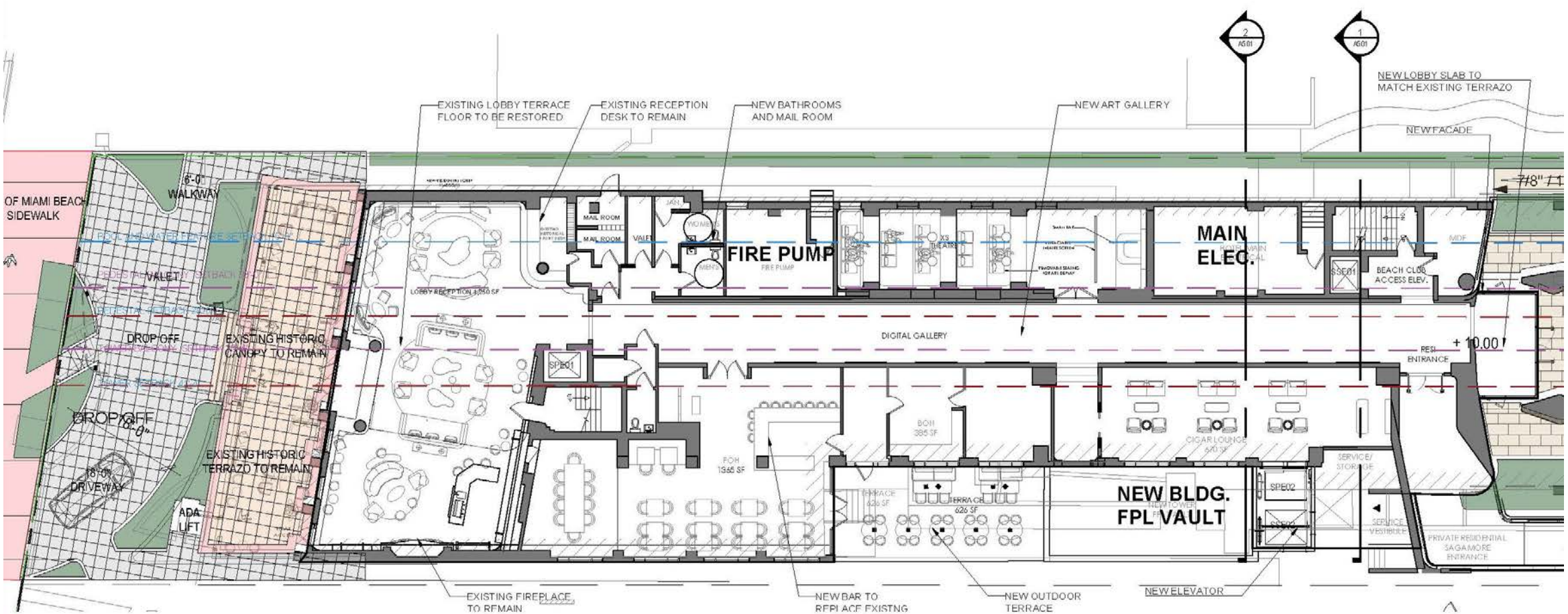
2. Corridor (proposed)

## A - INTERIOR SCOPE OF WORK AREAS

Remodeling Sagamore Lobby Area.
Lower Corridor Slab align corridor floor with lobby level.

# ENLARGED FLOOR PLAN

STUDIO MUNGE




KOBI KARP

SAGAMORE LOBBY

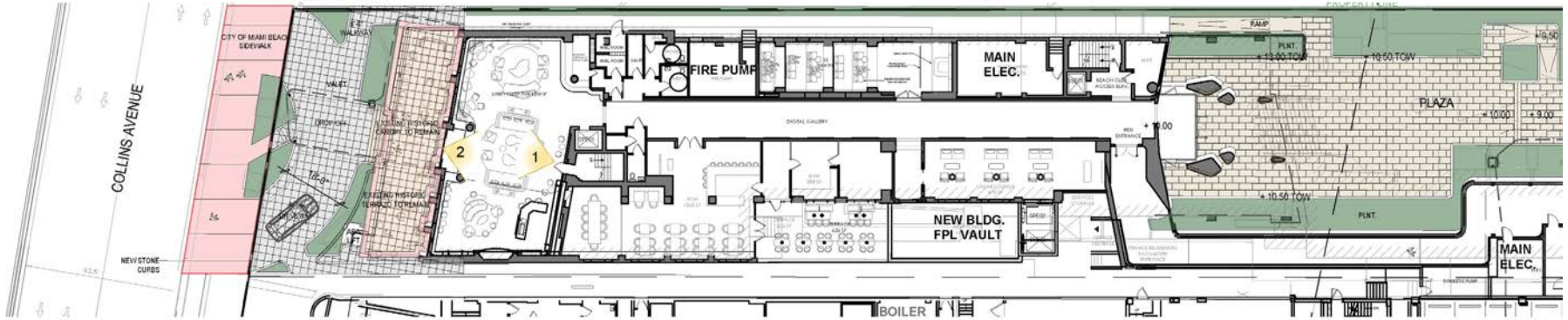
# INTERIOR RENDER




1 PROPOSED LOBBY WEST VIEW




2 PROPOSED LOBBY EAST VIEW

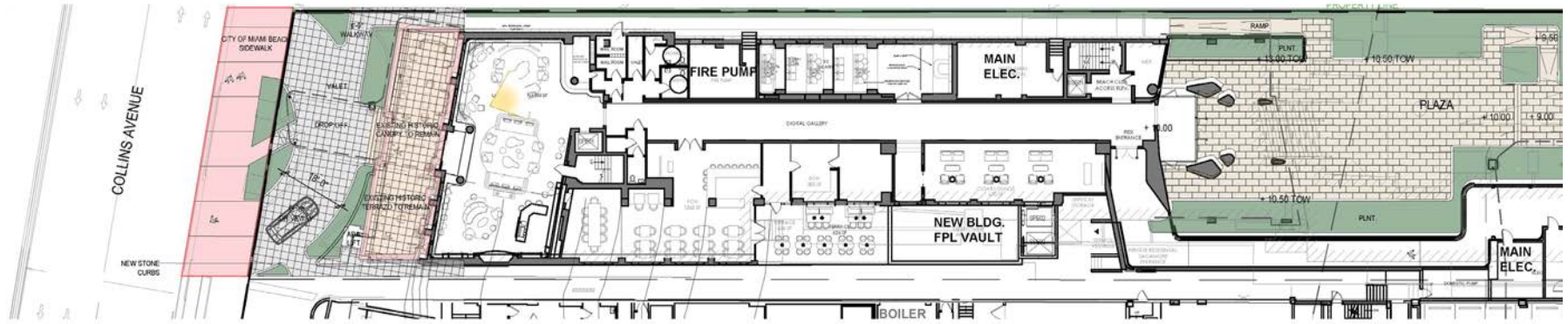



SAGAMORE LOBBY

# INTERIOR RENDER




PROPOSED LOBBY NORTH VIEW




SAGAMORE LOBBY

STUDIO MUNGE

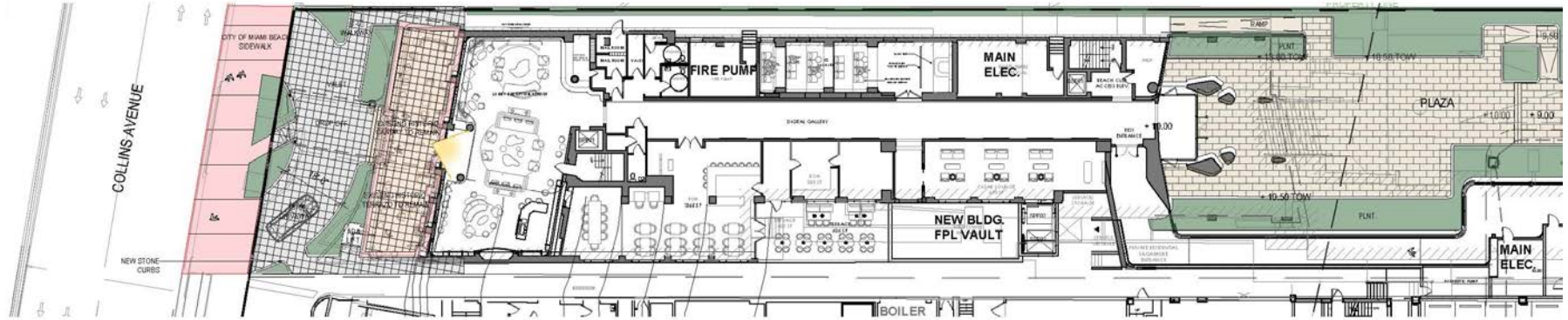
KOBI KARP

**INTERIOR RENDER**

STUDIO MUNGE




LOBBY ENTRY VIEW

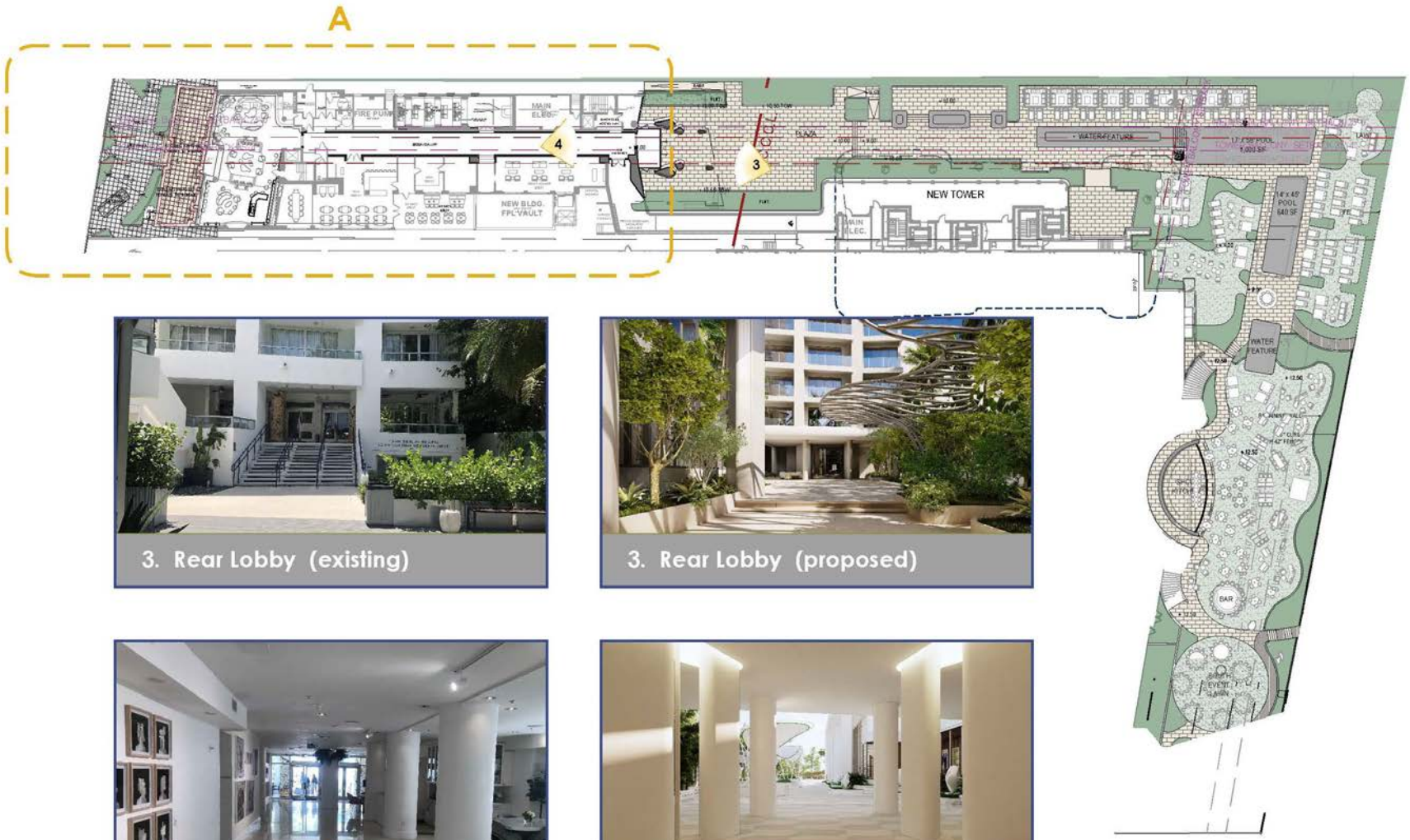



SAGAMORE LOBBY

KOBI KARP

**SAGAMORE REAR LOBBY**

STUDIO MUNGE






3. Rear Lobby (existing)



3. Rear Lobby (proposed)



4. Corridor (existing)



4. Corridor (proposed)

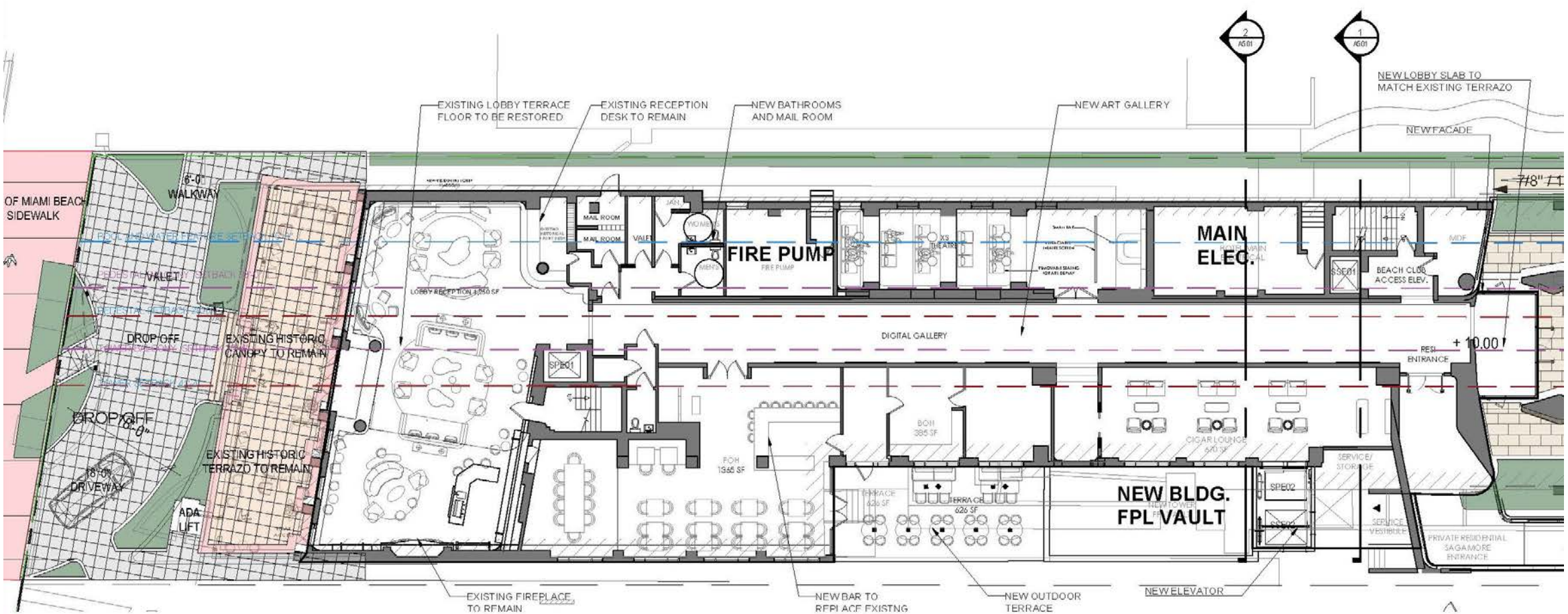
## A - INTERIOR SCOPE OF WORK AREAS

Remodeling Sagamore Rear Lobby
Remodeling Lobby corridor.

KOBI KARP

# ENLARGED FLOOR PLAN

STUDIO MUNGE




KOBI KARP

SAGAMORE REAR LOBBY

# INTERIOR RENDER

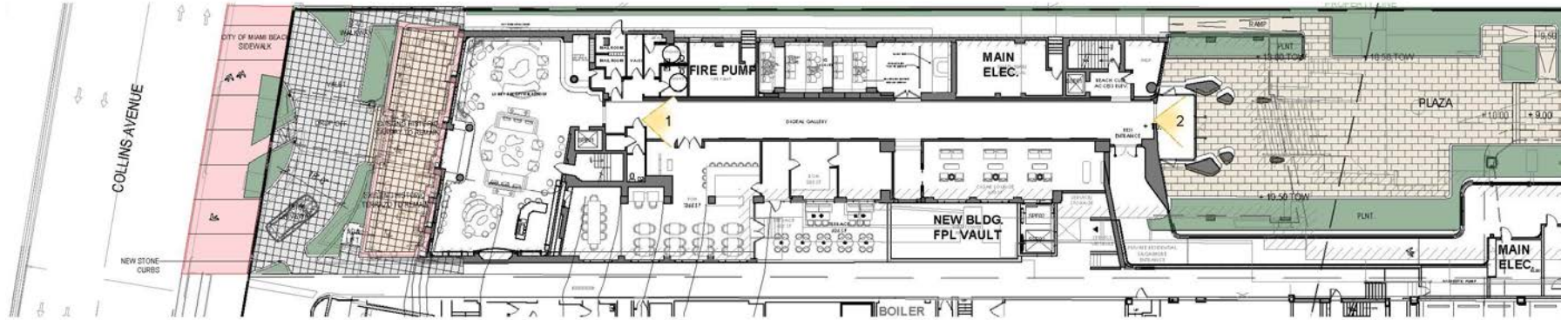
STUDIO MUNGE



1 LOBBY GALLERY VIEW



2 GARDEN ENTRY VIEW




SAGAMORE REAR LOBBY

KOBI KARP

**INTERIOR RENDER**

STUDIO MUNGE



KOBI KARP

**SAGAMORE REAR LOBBY**

## EXTERIOR RENDER



SAGAMORE REAR LOBBY

KOBI KARP

# POOL DECK / BEACH RESTAURANT






5. Pool Deck (existing)



5. Pool Deck (proposed)



6. Beach Restaurant (existing)



6. Beach Restaurant (proposed)

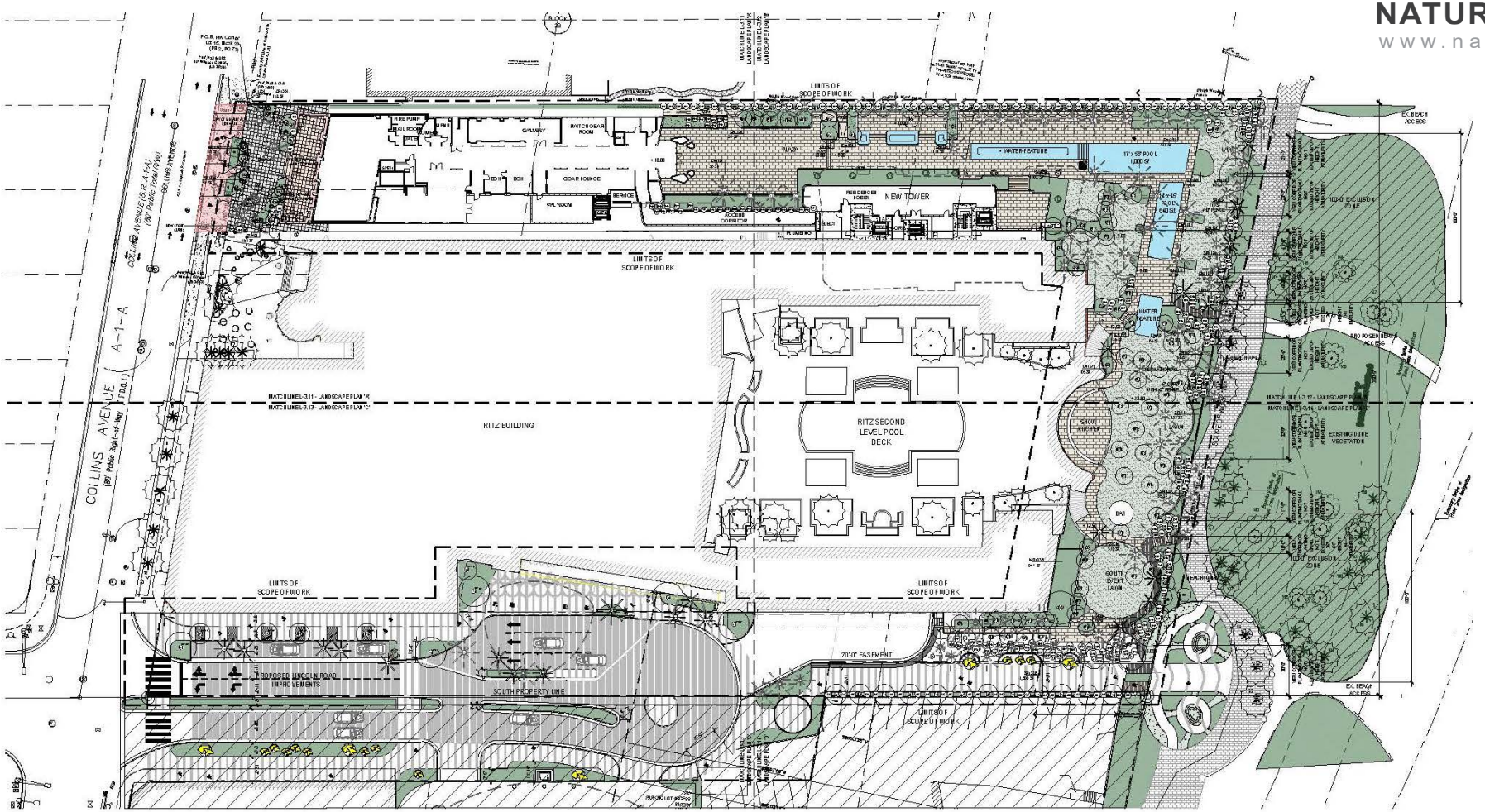
## A - EXTERIOR SCOPE OF WORK AREAS

Remodeling Pool Deck Area
New Beach Restaurant

KOBI KARP

# LANDSCAPE PLAN

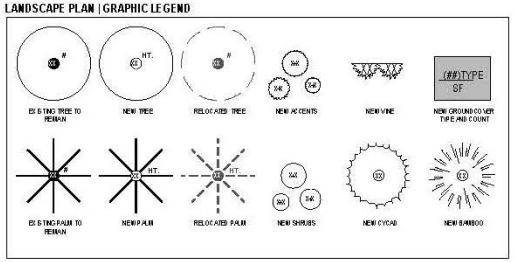





OVERALL LANDSCAPE PLAN
1/64" = 1'-0"

NOTE: AREA NOT IN SCOPE. SHOWN FOR REFERENCE ONLY.

LANDSCAPE PLAN | GRAPHIC LEGEND




**TOTAL FRONTAGE:** 350'-5"
**REQ. MIN. OF 50% WINDOWING:** 175'-3"
**PROVIDED WINDOWING:** 197'-5"

**NOTE:** SEE LANDSCAPE LIST LOCATED ON SHEET L-3.15.

**NOTE:** 50% OF ALL SHRUBS IN DUNE PRESERVATION OVERLAY ZONE TO NOT EXCEED 36" IN HEIGHT IN REAR YARD. VIEW CORRIDORS TO BE GRAPHICALLY IDENTIFIED WHEN UNDERSTORY PLANTING PLAN IS DEVELOPED.

**POOL DECK / BEACH RESTAURANT**

HPB SUBMITTAL

KOBI KARP

## EXTERIOR RENDER



POOL DECK

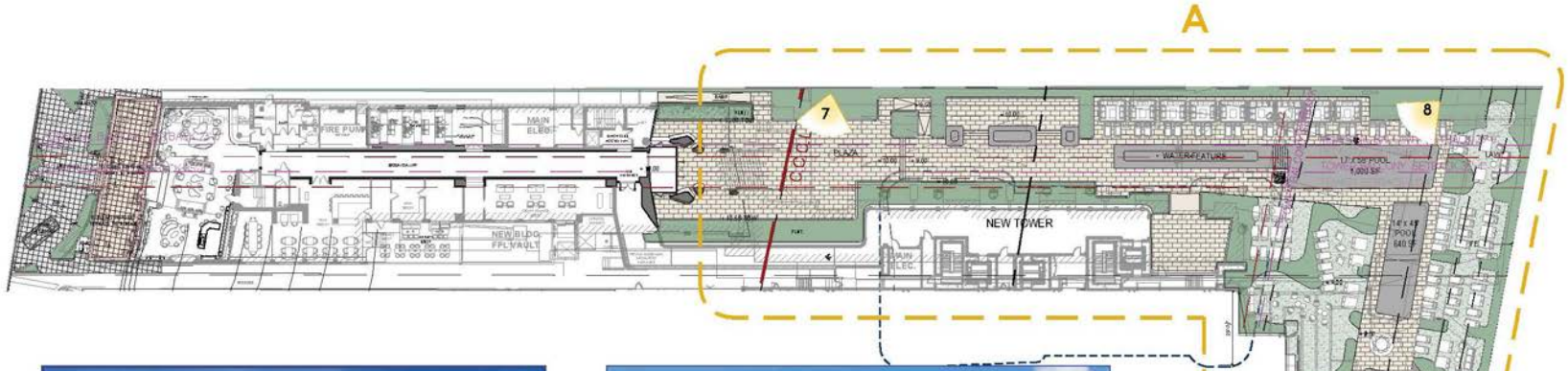
## EXTERIOR RENDER



SAGAMORE REAR LOBBY

KOBI KARP

**NEW RESIDENTIAL BUILDING**






8. Ground Up Addition



7. 15 Story Building



9. New Building balconies

## A - EXTERIOR SCOPE OF WORK AREAS

15 Story Residential Building cantilevered over Ritz South Lanai

## EXTERIOR RENDER





KOBI KARP

# EXTERIOR RENDER





KOBI KARP

## EXTERIOR RENDER




NEW RESIDENTIAL BUILDING

KOBI KARP

## EXTERIOR RENDER





KOBI KARP

## EXTERIOR RENDER





KOBI KARP

## EXTERIOR RENDER





KOBI KARP

## EXTERIOR RENDER





KOBI KARP

## EXTERIOR RENDER





KOBI KARP

## EXTERIOR RENDER





KOBI KARP

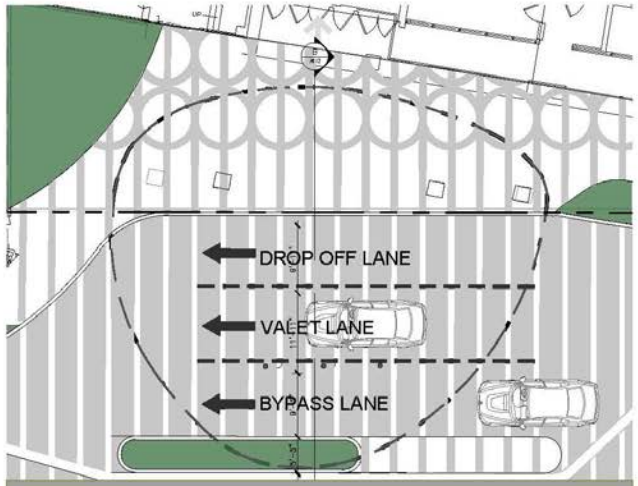
## EXTERIOR RENDER





KOBI KARP

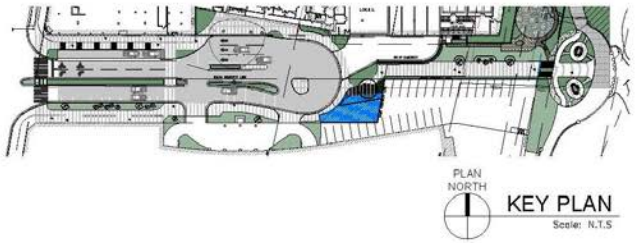
**DROP OFF AREA**




8. NEW CANOPY



8. NEW CANOPY






8. NEW CANOPY

EXTERIOR SCOPE OF WORK AREAS

New Drop Off Canopy

## EXTERIOR RENDER

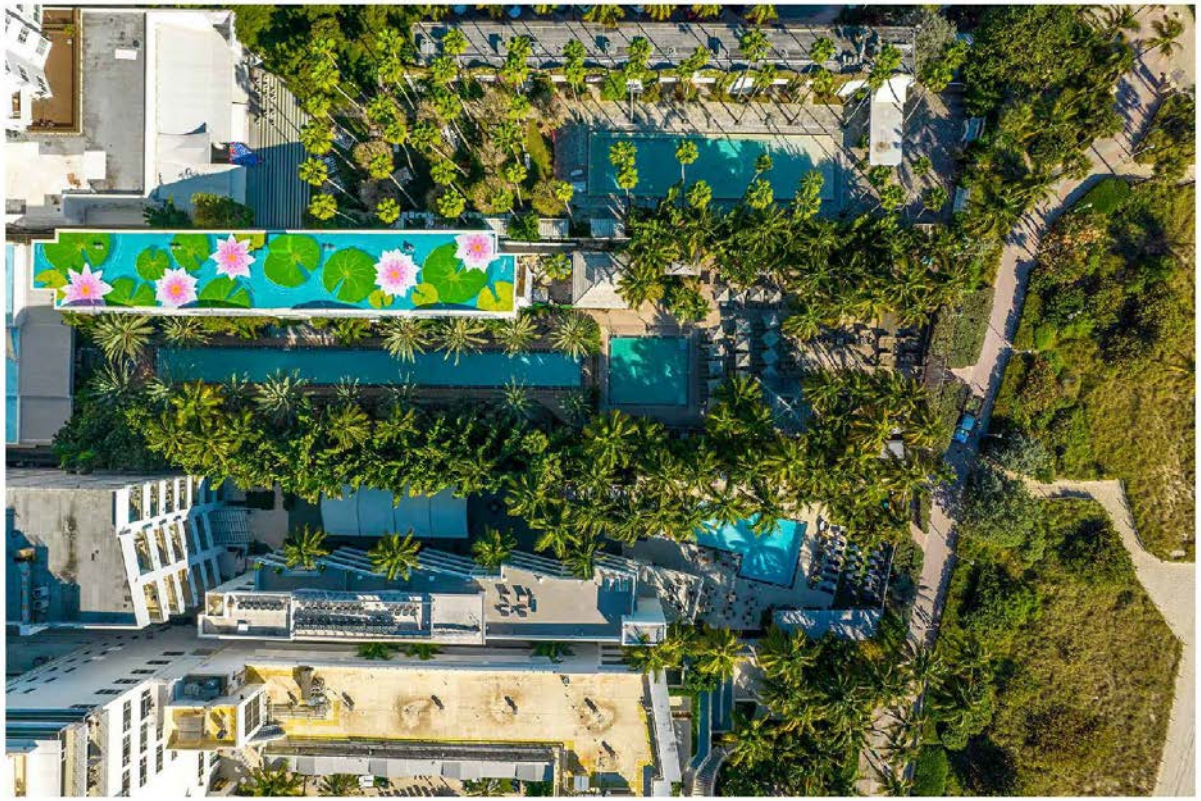



DROP OFF AREA

KOBI KARP

**SHADOW STUDIES**

**JANUARY 10 AM**



EXISTING

KOBI KARP

**SHADOW STUDIES**

JANUARY - 10:00 AM



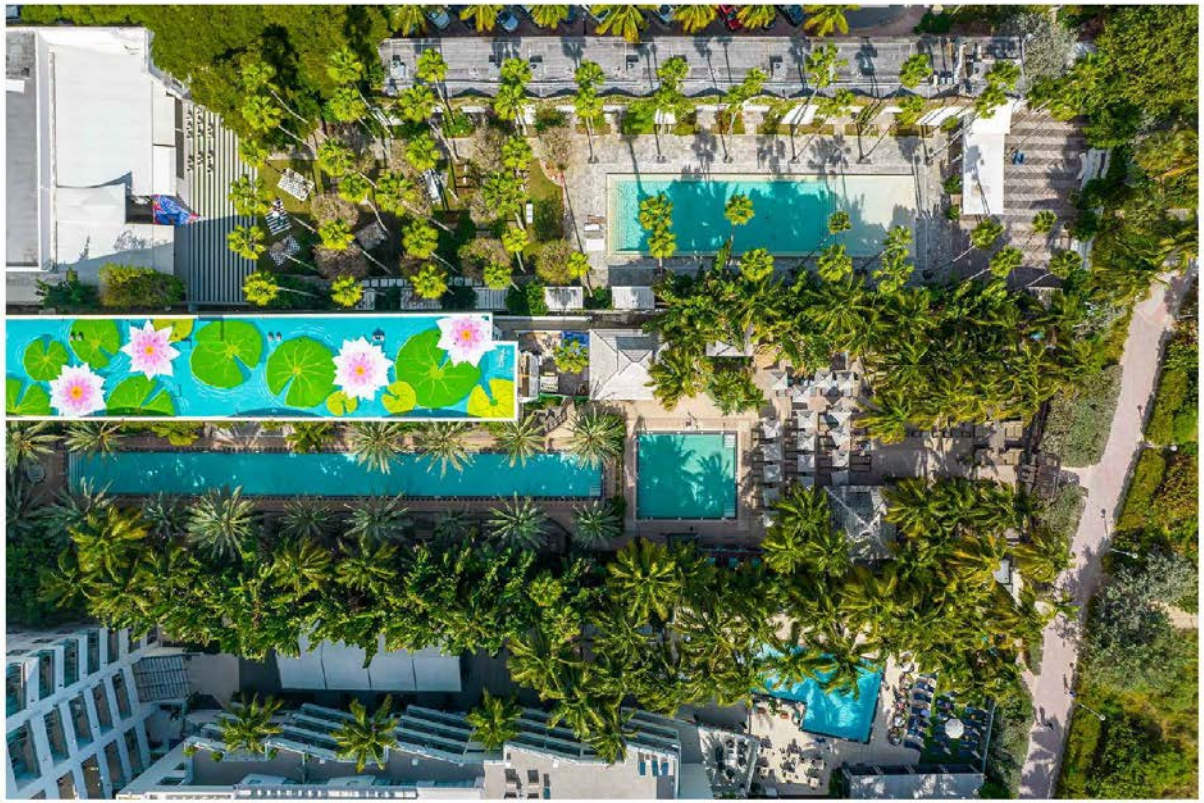
EXISTING




PROPOSED

**SHADOW STUDIES**

**JANUARY NOON**

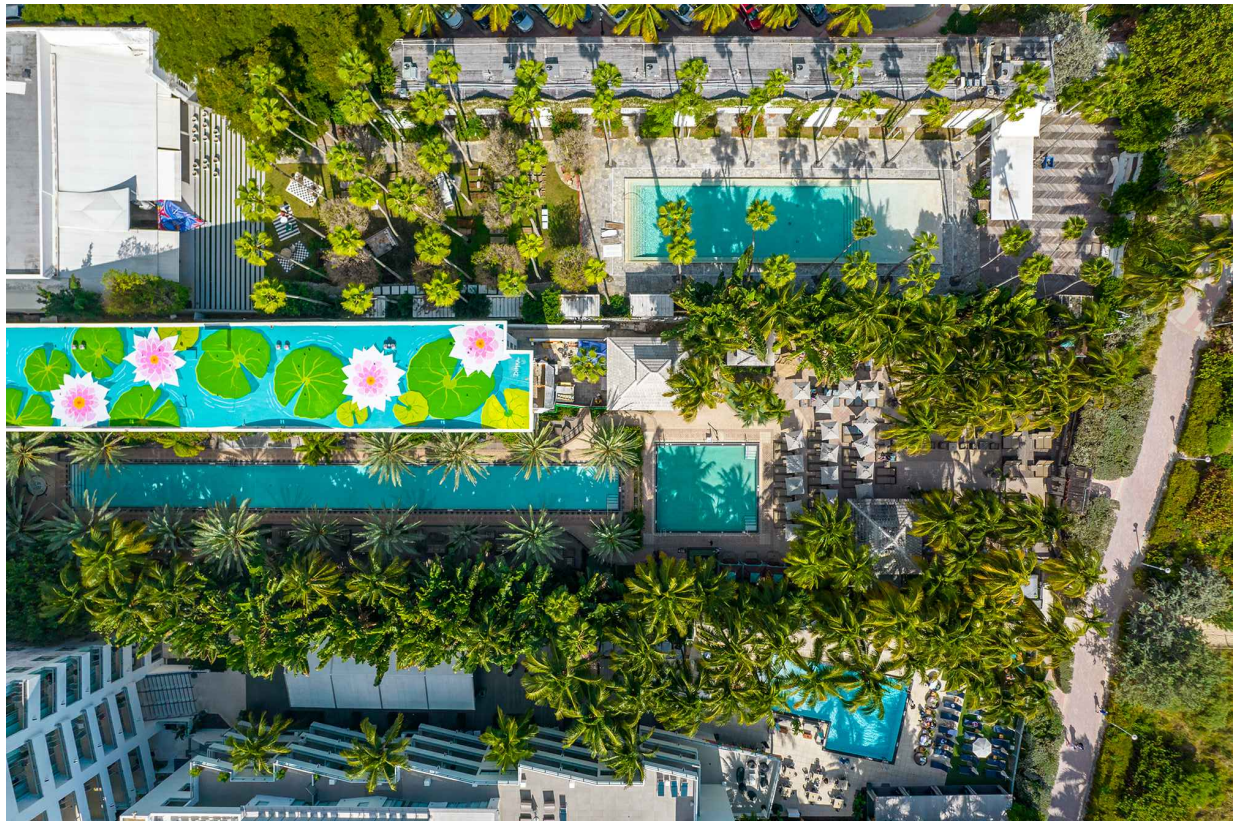


EXISTING

KOBI KARP

**SHADOW STUDIES**

JANUARY - 12:00 PM



EXISTING




PROPOSED

KOBI KARP

**SHADOW STUDIES**

**JANUARY 2 PM**



EXISTING

KOBI KARP

**SHADOW STUDIES**

JANUARY - 2:00 PM



EXISTING

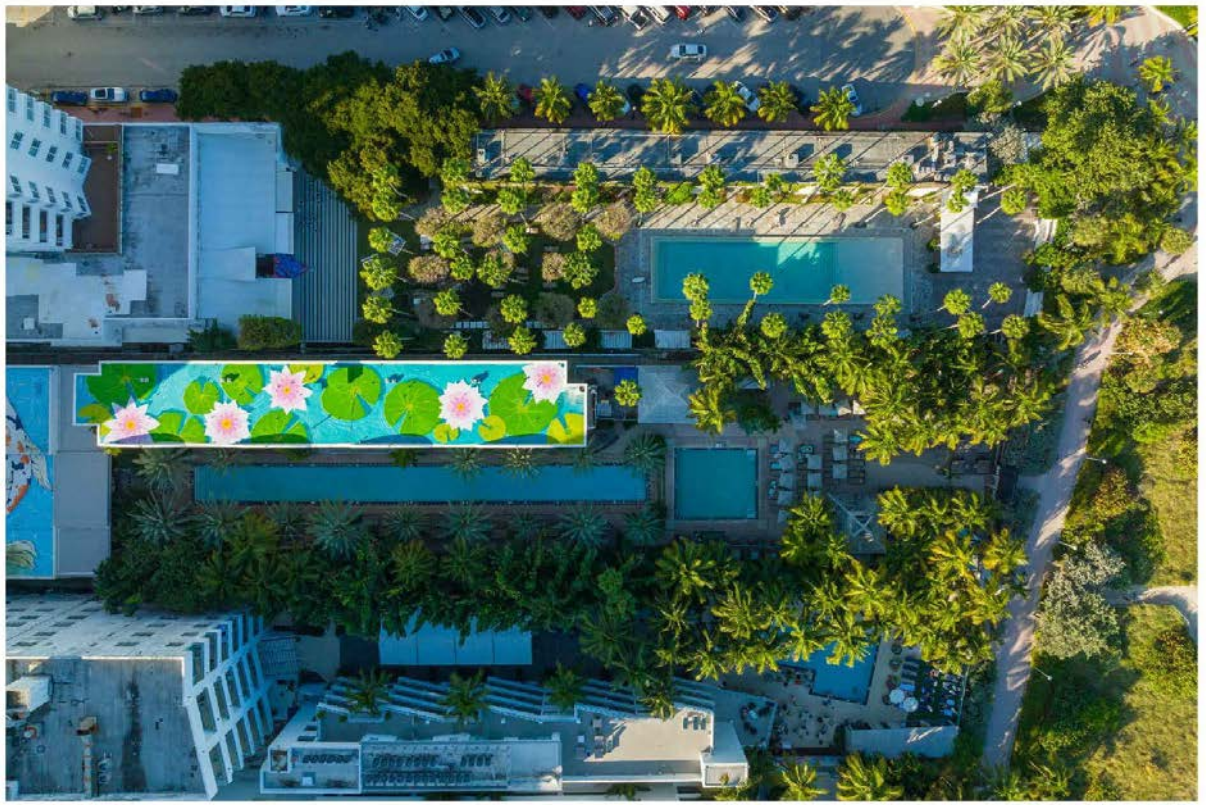



PROPOSED

KOBI KARP

**SHADOW STUDIES**

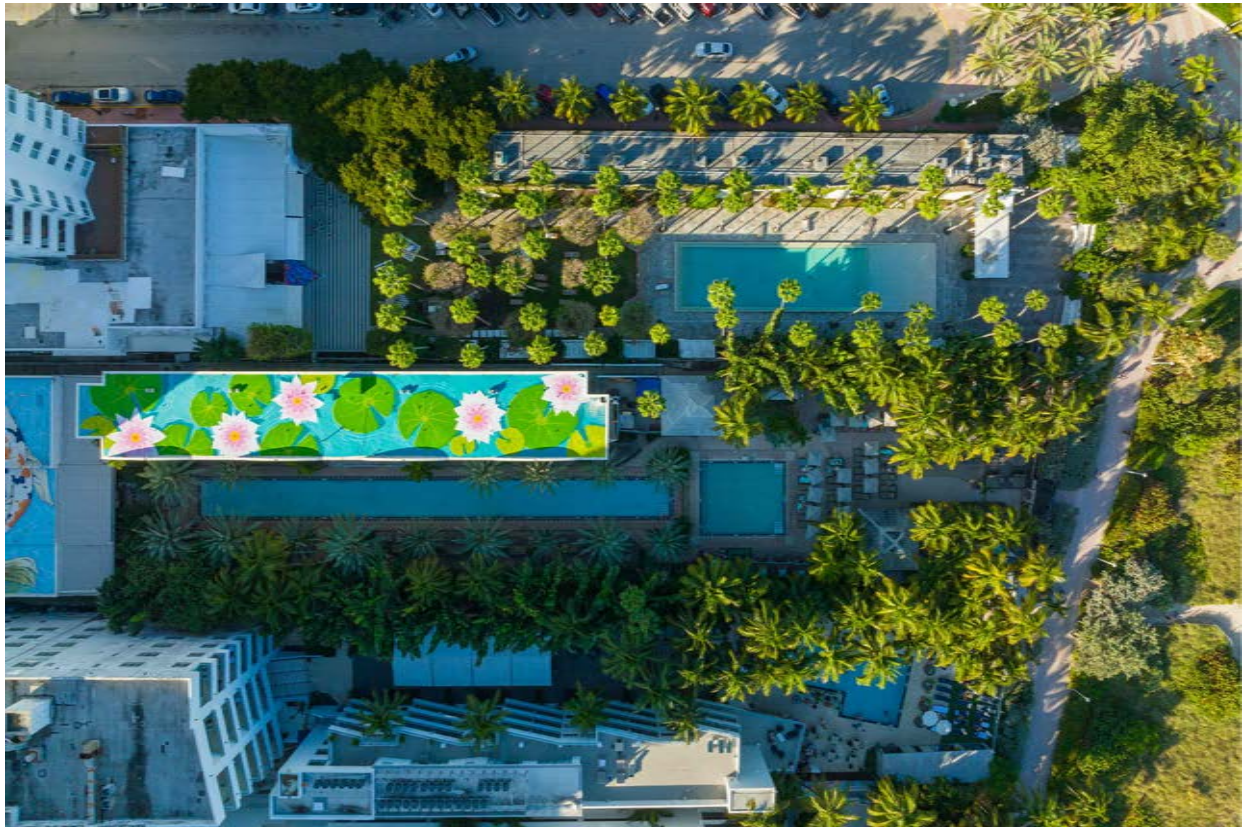
**JANUARY 4 PM**



EXISTING

**SHADOW STUDIES**

JANUARY - 4:00 PM



EXISTING




PROPOSED

KOBI KARP

# THANK YOU

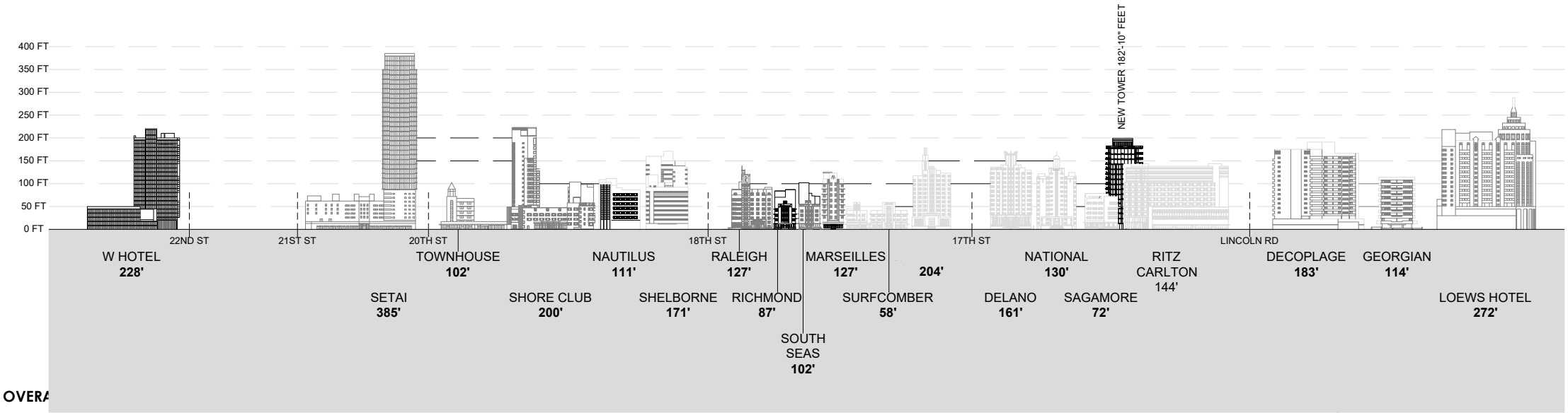


# RITZ-SAGAMORE

REBUTTAL

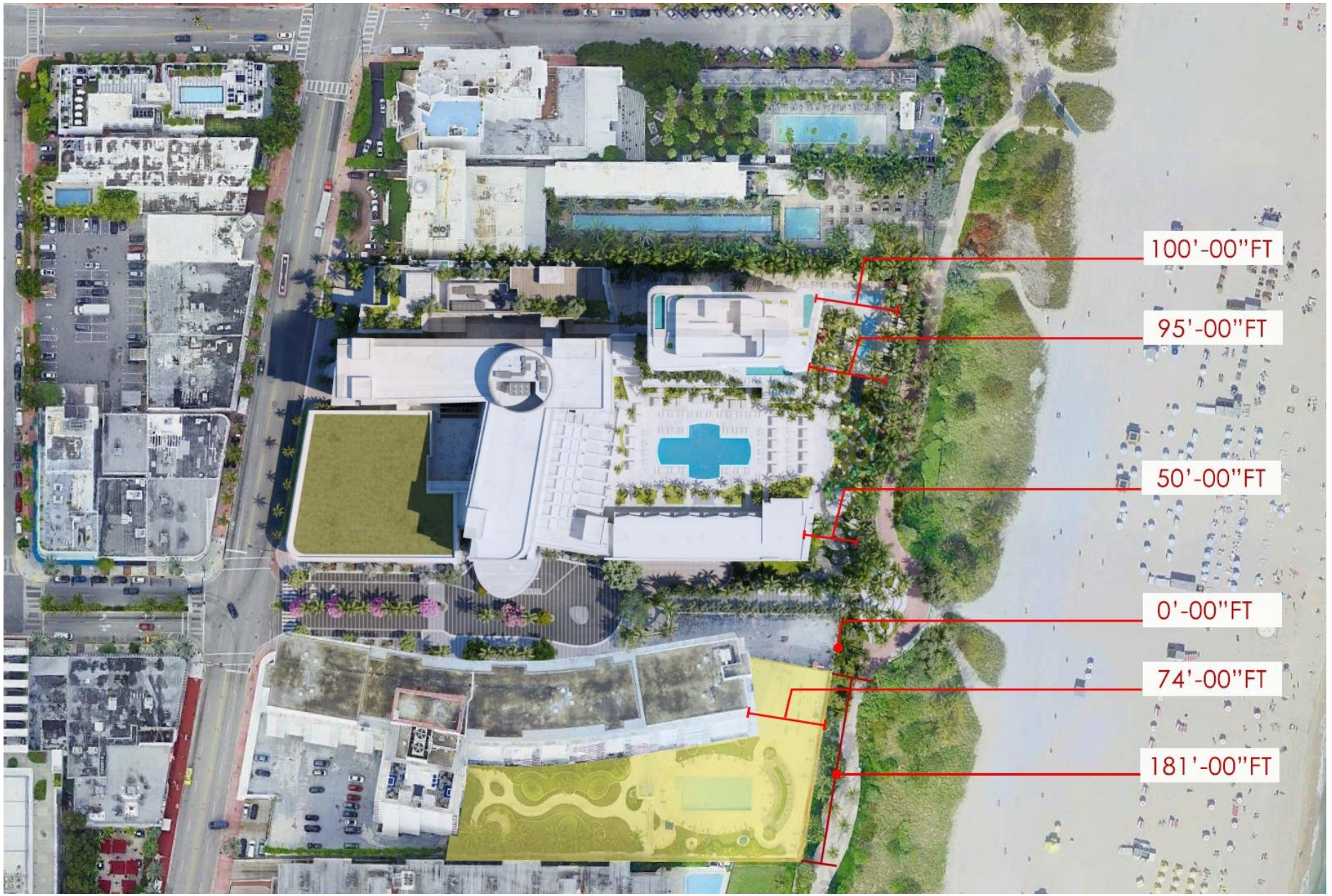


# SURROUNDING HEIGHTS




OVERA

**SITE PLAN WITH BUILDING SETBACKS FROM BULKHEAD**




KOBI KARP






## “Glass Tower” Attributes

- Ambient effect is sky color or transparent
- Less solid or opaque materials in façade and mullions
- Glass dominates mullionization and facade







KOBI KARP

## ADDITIONAL RENDERINGS



KOBI KARP

**ADDITIONAL RENDERINGS**



**ADDITIONAL RENDERINGS**



**ADDITIONAL RENDERINGS**



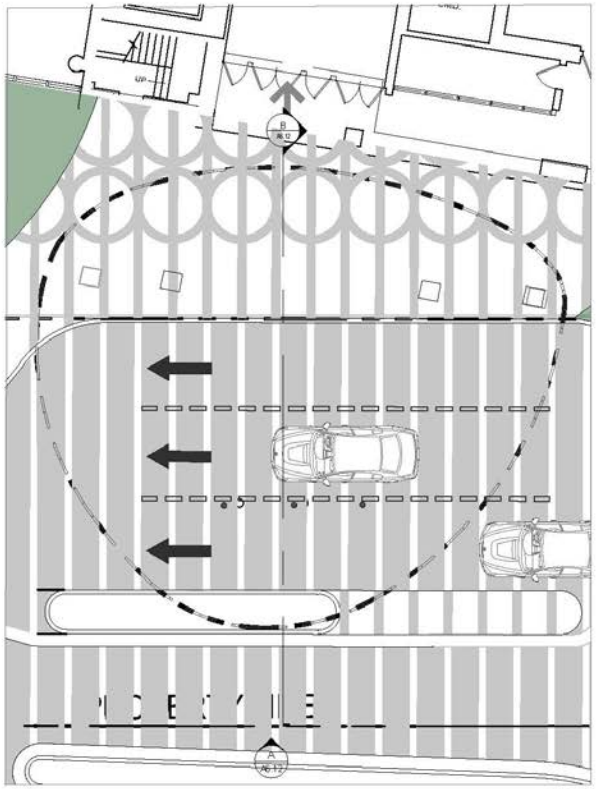

KOBI KARP

**ADDITIONAL RENDERINGS**




KOBI KARP

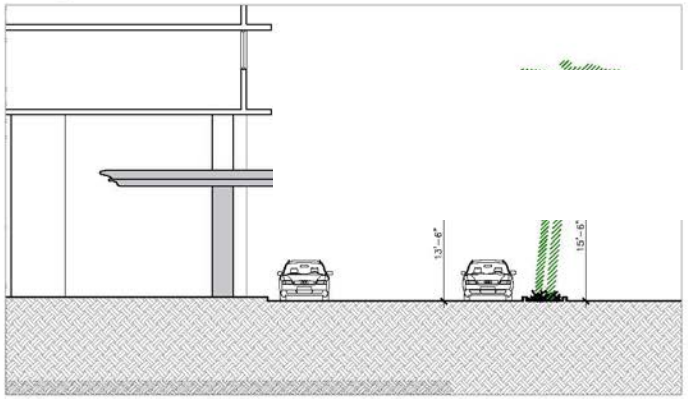
# CANOPY DETAILS



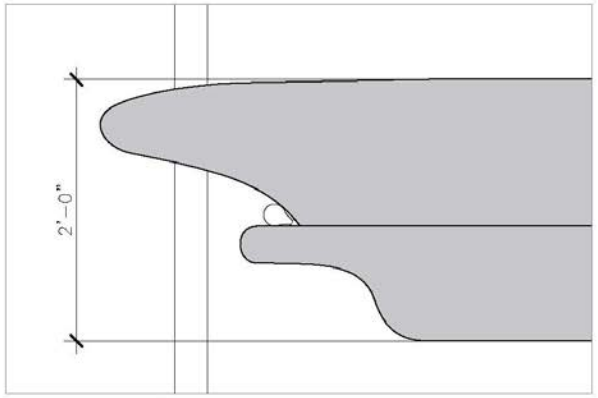
1 PROPOSED VALET DROPOFF CANOPY PLAN
SCALE: 1/16" = 1'-0"




A PROPOSED VALET DROPOFF CANOPY ELEVATION
SCALE: 1/16" = 1'-0"




B PROPOSED VALET DROPOFF CANOPY SECTION
SCALE: 1/16" = 1'-0"




D PROPOSED CANOPY PROFILE
SCALE: 1" = 1'-0"



C PROPOSED VALET DROPOFF RENDER
SCALE: NTS

DROP OFF AREA

## EXTERIOR RENDER





KOBI KARP

**NATIONAL HOTEL ROOM VIEWS**



ROOM 606



ROOM 706

**NATIONAL HOTEL ROOM VIEWS**



ROOM 710



ROOM 1006

KOBI KARP

**NATIONAL HOTEL ROOM VIEWS**



ROOM 1010



PENTHOUSE

KOBI KARP