

1/16/2000 9:20:47 PM

E

D

C

B

A

HISTORIC PRESERVATION BOARD City of Miami Beach, Florida

MEETING DATE: January 10, 2017

FILE NO: HPB16-0070

PROPERTY: 1871 Collins Avenue

APPLICANT: EBB/INSITE Sagamore, LLC

LEGAL: Lot 6 and Lot 15 and the north 25 feet of lot 5 and lot 16, Block 29 of Fisher's First Subdivision of Altam Beach, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, together with a portion of the 30 foot wide right-of-way as shown on said Fisher's First Subdivision of Altam Beach, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, together with a parcel of land which adjoins the East line of the said 30 foot vacated right-of-way referred in O.R.B. 2398, at page 1754, as Recorded in Plat Book 105, Page 52, of the Public Records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the partial demolition, renovation and relocation of the existing hotel, including interior and exterior design modifications

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

A. The subject site is located within the Ocean Drive/Collins Avenue Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project is submitted:

1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-554(a)(1) of the Miami Beach Code.
2. Is consistent with Certificate of Appropriateness Criteria in Section 118-554(a)(2) of the Miami Beach Code.
3. Is consistent with Certificate of Appropriateness Criteria in Section 118-554(a)(3) of the Miami Beach Code.
4. Is consistent with Certificate of Appropriateness Criteria in Section 118-554(a)(4) of the Miami Beach Code.

CFN: 20170208122 BOOK 30386 PAGE 2779

CFN: 20170208122 BOOK 30386 PAGE 2780

Page 4 of 5
HPB16-0070
Meeting Date: January 10, 2017

H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval under the proposed provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to the final order conditions specified in Paragraph I, (I) of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "The Sagamore Hotel Renovation and Additions" as prepared by RD Architects, dated November 18, 2016, and as amended and approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code. The granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the applicant to Chapter 118 of

Page 2 of 5
HPB16-0070
Meeting Date: January 10, 2017

C. The project would remain consistent with the criteria and requirements of section 118-554 if the following conditions are met:

1. Revised elevator "air plan" and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The modifications proposed for the west elevation, including the enlargement of the window openings, shall be subject to the review and approval by the Historic Preservation Board.
 - b. Final design and details of the proposed storefront windows and doors, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Doors and Storefront windows located within the lobby shall have clear glass with the minimum tint required to meet energy codes and clear anodized aluminum or powder coated light grey or silver frames.
2. The proposed bar counter and associated fixtures shall be separated a minimum of 6' from the original faux fireplace, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
3. The bar counter and associated fixtures shall not be permanently affixed to the original terrace floor and any associated plumbing, mechanical or electrical connects to the bar counter be through the wall as to not disturb the original floor, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. An increase in area or height of new rooftop mechanical equipment, structures or screening may require review and approval by the Board.
4. All rooftop fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
5. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
 - b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system responsive in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

Page 5 of 5
HPB16-0070
Meeting Date: January 10, 2017

The City Code, for revocation or modification of the application.

Dated this 11th day of January, 2017

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA
By Deborah Jackett
CHIEF OF HISTORIC PRESERVATION
FOR THE BOARD

STATE OF FLORIDA
COUNTY OF MIAMI-DADE } SS

The foregoing instrument was acknowledged before me this 11th day of January, 2017, by Deborah Jackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires SEP 19, 2020

Approved As To Form
City Attorney's Office

Filed with the Clerk of the Historic Preservation Board on January 11, 2017

FILED WITH: HPB16-0070 Final Order HPB16-0070, 1871 Collins Ave. Unit 17-000

Page 3 of 5
HPB16-0070
Meeting Date: January 10, 2017

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Deas Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variances(s)

A. No variance requests have been filed as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 1. Certificate of Appropriateness and 2. Variances noted above.

- A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Planning Director pursuant to Chapter 108, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- B. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (P/V) which may be visible and accessible from the street.
- F. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Department approval.

PROJECT:

SAGAMORE

1871 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:

EBU / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:



RD Architects
1800 SW 1st Avenue, Suite 507 Miami, Florida 33139
P: 786.782.3079 F: 305.582.6005
Email: info@rd-architect.com
www.rd-architect.com / A428082570

INTERIOR DESIGNER:

by BA - HAUS KNF
1500 BISCAYNE BLVD, SUITE 115, MIAMI, FL 33137
P: 305.517.4444 F: 305.517.4444

MEP/PE CONSULTANT:

Florida Engineering Services
34 N.W. 158th Street
North Miami Beach, FL 33169
Off : 305.453.0212
Email: fsemain@bellsouth.net

STRUCTURAL ENGINEER:

Specialty Engineering Consultants, Inc.
1500 SW 30th Avenue, Suite 20
Boynton Beach, Florida 33428
Contact: Gary McDougall P.E.
Off : 561.752.5440
Email: gary@spc.com



SIGNATURE / DATE / SEAL

NOT VALID IF MISSING SIGNATURE
Vitor H. Rodriguez, Registered Architect
State of Florida # 40466662

HPB FIRST SUBMITTAL LOBBY FLOOR PERFORATION

Issue Date / For
1 01.17.2020 / HPB First Submittal

DOI: Project #: 2016.021

Drawn by: VHR

Approved by: VHR

SHEET INDEX

- Recorded HPB Order

SCALE:

SHEET NO.

A-0a

© 2020 FEA

1/15/2020 2:39:29 PM

E

D

C

B

A

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF RD ARCHITECTS. ALL COPYRIGHTS RESERVED © 2020

E

D

C

B

A

CFN: 20190031379 BOOK 31292 PAGE 1298
DATE: 01/10/2020 12:50:50 PM
HARVEY RUVAL, CLERK OF COURT, MIAMI-DADE CITY

CFN: 20190031379 BOOK 31292 PAGE 1299

CFN: 20190031379 BOOK 31292 PAGE 1300

HISTORIC PRESERVATION BOARD City of Miami Beach, Florida

MEETING DATE: January 8, 2019

FILE NO: HPB18-0246

PROPERTY: 1671 Collins Avenue

APPLICANT: EBU/INSITE Sagamore, LLC

LEGAL:

Lot 6 and Lot 15 and the north 25 feet of lot 5 and lot 16, Block 29 of Fisher's First Subdivision of Altam Beach, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, together with a portion of the 30 foot wide right-of-way as shown on said Fisher's First Subdivision of Altam Beach, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, together with a parcel of land which adjoins the East line of the said 30 foot vacated right-of-way referred in O.R.B. 22386, at page 1754, as Recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida.

IN RE: An application for modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing hotel, including interior and exterior design modifications. Specifically, the applicant is requesting modifications to the west facade and the construction of an attached 1-story addition.

SUPPLEMENTAL ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

A. The subject site is located within the Ocean Drive/Collins Avenue Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project is submitted:

1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-56(a)(1) of the Miami Beach Code.
2. Is consistent with the Certificate of Appropriateness Criteria in Section 118-56(a)(2) of the Miami Beach Code.

Page 2 of 5
HPB18-0246
Meeting Date: January 8, 2019

3. Is consistent with Certificate of Appropriateness Criteria in Section 118-56(a)(3) of the Miami Beach Code.

4. Is consistent with Certificate of Appropriateness Criteria in Section 118-56(a)(4) of the Miami Beach Code.

5. Not consistent with Sea Level Rise and Resiliency Review Criteria (1) in Section 133-50(a) of the Miami Beach Code.

C. The project would remain consistent with the criteria and requirements of Section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The modifications proposed for the west elevation, including the enlargement of the window openings, shall be subject to the review and approval by the Historic Preservation Board. A new door may be introduced within the south portion of the three existing ground level window openings facing Collins Avenue. The two remaining windows shall be replaced with new windows with frames, finishes, and glass to match the proposed door. Final design and details of the proposed windows and doors, including materials, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The new door and windows shall have colorless clear glass with the minimum lint required and clear anodized aluminum or powder coated light gray or silver frames.
 - b. The green colored keystone panel to either side of the new door shall be replaced if the keystone panel is not a full panel and the existing keystone panel shall be salvaged to the greatest extent possible and reinstalled along the sides of the pillars and exterior wall, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Date Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variances

A. No variance requests have been filed as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

Page 3 of 5
HPB18-0246
Meeting Date: January 8, 2019

III. General Terms and Conditions applying to both "I. Certificate of Appropriateness" and "II. Variances" noted above.

- A. A copy of all pages of the recorded Supplemental Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- B. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- C. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- D. The previous Final Order dated January 10, 2017, shall remain in full force and effect, except to the extent modified hereby.
- E. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- F. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- G. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- I. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PV) which may be visible and accessible from the street.
- J. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

CFN: 20190031379 BOOK 31292 PAGE 1301

CFN: 20190031379 BOOK 31292 PAGE 1302

Page 4 of 5
HPB18-0246
Meeting Date: January 8, 2019

Page 5 of 5
HPB18-0246
Meeting Date: January 8, 2019

K. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Department approval.

L. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

M. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

N. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "The Sagamore Hotel Interior Renovation and Addition" as prepared by RD Architects, dated November 5, 2018, and as amended and approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting

of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 9th day of January, 2019.
HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA
BY: Deborah Tackett
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

STATE OF FLORIDA
COUNTY OF MIAMI-DADE } ss

The foregoing instrument was acknowledged before me this 11 day of January, 2019, by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires July 16, 2021

Approved As To Form:
City Attorney's Office [Signature] (1/11/19)

Filed with the Clerk of the Historic Preservation Board on January 11, 2019

PROJECT:

SAGAMORE

1871 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:

EBU / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:

RD Architects

RD Architects
1800 SW 1st Avenue, Suite 607 Miami, Florida 33139
P: 786.782.9079 C: 305.962.0005
Email: info@rd-architect.com
www.rd-architect.com / A428082570

INTERIOR DESIGNER:

BA - HAUS KNF
1500 BISCAYNE BLVD, SUITE 115, MIAMI, FL 33137
P: 305.571.4444 F: 305.570.0021

MEP CONSULTANT:

Florida Engineering Services
34 N.W. 156th Street
North Miami Beach, FL 33169
OFF - 305.453.0212
email: fsemain@bellsouth.net

STRUCTURE ENGINEER:

Specialty Engineering
Consultants, Inc.
1500 SW 32nd Avenue, Suite 20
Boynton Beach, Florida 33426
Contact: Gary McDougall P.E.
OFF - 561.752.5440
email: gary@sepcal.com



SIGNATURE / DATE / SEAL

NOT VALID IF
MISSING
SIGNATURE

Victor H. Rodriguez,
Registered Architect
State of Florida # 44046662

HPB FIRST SUBMITTAL
LOBBY FLOOR PERFORATION

Issue Date / For
1 01.17.2020 / HPB First Submittal

DOO Project #: 2018.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX

- SUPPLEMENTAL
Recorded HPB Order

SCALE:
SHEET NO.

A-0b

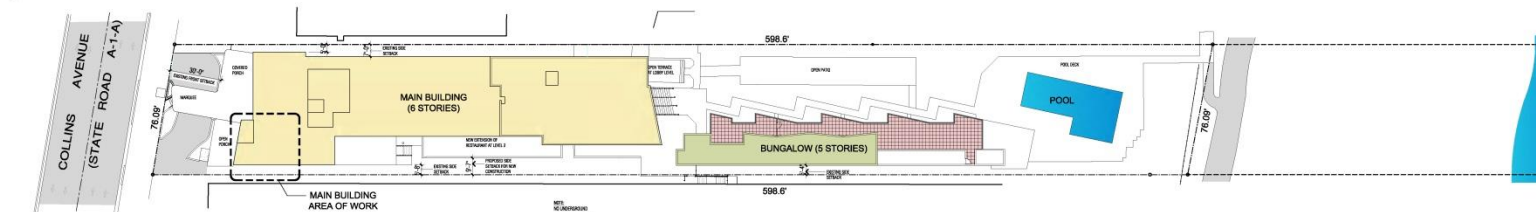
1/19/2020 2:06:50 PM

© 2020 FEA

HPB FIRST SUBMITTAL SET, January 17th., 2020 - NOT FOR CONSTRUCTION



1 AERIAL VIEW



2 EXISTING SITE PLAN

SCALE: 1" = 30'-0"

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information	Required	Existing	Proposed	Deficiencies
1	Address:	1671 Collins Avenue, Miami Beach, FL 33139			
2	Board and file numbers:	02-234-019-0030			
3	Folio number(s):	1349			
4	Year constructed:	N/A			
5	Based Flood Elevation:	8.1 FT			
6	Adjusted grade (Finish/Graded):	N/A			
7	Lot width:	76.09 FEET			
8	Minimum Unit Size:	200 SF			
9	Existing use:	HOTEL			
10	Height:	200 FT			
11	Number of stories:	23 STORIES			
12	FAIR LOT AREA * 44,847.751 X 2.0	89,695 SF			
13	Gross square footage:	N/A			
14	Square footage by use:	N/A			
15	Number of units residential:	N/A			
16	Number of units hotel:	N/A			
17	Number of units:	N/A			
18	Occupancy load:	N/A			
19	Setbacks:	Required	Existing	Proposed	Deficiencies
20	Front Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
24	At Grade Parking:	N/A	N/A	N/A	N/A
25	Front Setback:	N/A	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback facing street:	N/A	N/A	N/A	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
29	Front Setback (WEST):	20'-0"	48.32 FT	NO CHANGE	N/A
30	Side Setback (NORTH):	7.5 FT	5.0 FT	NO CHANGE	N/A
31	Side Setback (SOUTH):	7.5 FT	5.0 FT	NO CHANGE	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback (EAST):	119.6	43.2 FT	NO CHANGE	N/A
34	Front Setback:	N/A	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A	N/A
36	Side Setback facing street:	N/A	N/A	N/A	N/A
37	Rear Setback:	N/A	N/A	N/A	N/A

3 ZONING DATA CHART

NTS

ITEM #	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district:	1	1	1	
40	Total # of parking spaces:	0	0	0	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation):	4	0	0	4
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
43	Parking Space Dimensions:	N/A	N/A	N/A	
44	Parking Space configuration (600-600/600/Parallel):	N/A	N/A	N/A	
45	ADA Spaces:	N/A	N/A	N/A	
46	Tandem Spaces:	N/A	N/A	N/A	
47	Other side width:	N/A	N/A	N/A	
48	Valet drop off and pick up:	N/A	N/A	N/A	
49	Loading zones and Trash collection areas:	N/A	N/A	N/A	
50	of racks:	N/A	N/A	N/A	
51	Type of use:	N/A	RESTAURANT / BAR	RESTAURANT / BAR	
52	Number of units located outside on private property:	N/A	RESTAURANT & BAR	57 - 20 - 35	
53	Total number of units:	N/A	RESTAURANT & BAR	231	
54	Total number of units per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
55	Total occupant content:	N/A	N/A	N/A	
56	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
57	Proposed hours of operation:	N/A	N/A	N/A	
58	In this area (NEIGHBORHOOD IMPACT STATEMENT, see CMB 141-1363):	N/A	N/A	N/A	
59	Is dancing and/or entertainment proposed? (see CMB 141-1363):	N/A	N/A	N/A	
60	Is this a contributing building? (see CMB 141-1363):	N/A	N/A	N/A	
61	Located within a Local Historic District?	N/A	N/A	N/A	
62	Notes:	N/A	N/A	N/A	
63	If not applicable write N/A	N/A	N/A	N/A	
64	All other data information may be required and presented like the above format.	N/A	N/A	N/A	

USE	DESCRIPTION	RATE	REQUIRED SPACES *	PROVIDED
EXISTING HOTEL ROOMS (EXISTING HOTEL BUILDING)	N/A	N/A	0	0 P.S.
NEW HOTEL ROOMS (NEW UNITS WITHIN BUNGALOW BUILDING)	7	0.5 P.S./UNIT (100 UNITS MAX)	0.5 P.S./UNIT	0 P.S.
EXISTING RESTAURANT / BAR (EXISTING HISTORIC BUILDING)	N/A	N/A	0	0 P.S.
NEW BAR AT LOBBY	N/A	N/A	0	0 P.S.
TOTAL			0 P.S.	0 P.S.

* SPACES REQUIRED PER CITY OF MIAMI BEACH FL CODE OF ORDINANCES / ARTICLE IV, SEC. 130.33 - OFF STREET PARKING REQUIREMENTS FOR PARKING DISTRICT No. 1

USE	DESCRIPTION	RATE	REQUIRED SPACES *	PROVIDED
EXISTING RESTAURANT / MEETING ROOM	N/A	N/A	0	0 P.S.
TOTAL			0 P.S.	0 P.S.

* SPACES REQUIRED PER CITY OF MIAMI BEACH FL CODE OF ORDINANCES / ARTICLE IV, SEC. 130.33 - OFF STREET PARKING REQUIREMENTS FOR LOADING

USE	DESCRIPTION	RATE	OCCUPANT LOAD
LOBBY BAR	775 SF	1 PERSON PER 25 SF	31 PERSON
LOUNGE	810 SF	1 PERSON PER 15 SF	54 PERSON
RESTAURANT / MEETING ROOM	1,077 SF	1 PERSON PER 15 SF	72 PERSON
RESTAURANT - NEW ENCLOSURE	800 SF	1 PERSON PER 15 SF	53 PERSON
RESTAURANT BAR ENCLOSURE	553 SF	1 PERSON PER 15 SF	37 PERSON
RESTAURANT BAR ENCLOSURE	1,044 SF	1 PERSON PER 15 SF	70 PERSON
TOTAL			217 PERSON

5 OCCUPANCY COUNT

NTS

PROJECT:
SAGAMORE
1871 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:
RD Architects
1800 SW 1st Avenue, Suite 807, Miami, Florida 33129
P: 786.782.3075 C: 305.582.0005
Email: info@rd-architect.com
www.rd-architect.com / A220025710

INTERIOR DESIGNER:
by BA - HAUS KNF
3000 BISCAYNE BLVD, SUITE 110, MIAMI FL 33137
P: 305.571.8444 WWW.BYBAUSKNF.COM

MEP/PE CONSULTANT:
Florida Engineering Services
34 N.W. 168th Street
North Miami Beach, FL 33169
P: 305.653.0212
email: fsmain@belsouth.net

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1500 SW 32nd Avenue, Suite 20
Boynton Beach, Florida 33426
Contact: Gary McDougall P.E.
OFF: 561.752.5440
email: gary@sepcal.com

KEY PLAN

SIGNATURE / DATE / SEAL

NOT VALID IF MISSING SIGNATURE

Vitor H. Rodriguez,
Registered Architect
State of Florida # 470004665

HPB FIRST SUBMITTAL LOBBY FLOOR PERFORATION

Issue: 01.17.2020 / For HPB First Submittal

DOCI Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX
- Project Statistics
- Location Map
- Site Plan

SCALE: As Indicated

SHEET NO.

HPB FIRST SUBMITTAL SET, January 17th, 2020 - NOT FOR CONSTRUCTION



VIEW OF IMMEDIATE CONTEXT OF BUILDING - COLLINS AVENUE

1 IMMEDIATE CONTEXT IMAGES

SCALE: NTS



VIEW OF IMMEDIATE CONTEXT SOUTH OF BUILDING - COLLINS AVENUE



VIEW OF IMMEDIATE CONTEXT ACROSS COLLINS AVENUE

2 IMMEDIATE CONTEXT IMAGES

SCALE: NTS



VIEW OF IMMEDIATE CONTEXT NORTH OF BUILDING - COLLINS AVENUE



PROJECT:
SAGAMORE
1871 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:
RD Architects
1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.782.3070 C: 305.392.0005
Email: info@rd-architect.com
www.rd-architect.com / A20802570

INTERIOR DESIGNER:
by BA - HAUS KNF
3000 BISCAYNE BLVD, SUITE 110, MIAMI, FL 33137
P: 305.571.8444 | WWW.BYBAUSKNF.COM

MEP/CV CONSULTANT:
Florida Engineering Services
34 N.W. 15th Street
North Miami Beach, FL 33169
OFF: 305.453.0212
email: fessmain@bellsouth.net

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1500 SW 30th Avenue, Suite 20
Boynton Beach, Florida 33426
Contact: Gary McDougle P.E.
OFF: 561.752.5440
email: gary@spccfl.com

KEY PLAN

SIGNATURE / DATE / SEAL

NOT VALID IF MISSING SIGNATURE

Victor H. Rodriguez,
Registered Architect
State of Florida # 87020460

HPB FIRST SUBMITTAL LOBBY FLOOR PERFORATION

Issue / Issue Date / For
1 01.17.2020 / HPB First Submittal

DDCI Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX
- Images of Building's Immediate Context

SCALE: NTS
SHEET NO.

HPB FIRST SUBMITTAL SET, January 17th., 2020 - NOT FOR CONSTRUCTION



VIEW OF MAIN BUILDING FRONT FACADE FROM COLLINS AVENUE

1 BUILDING EXTERIOR IMAGES
SCALE: NTS



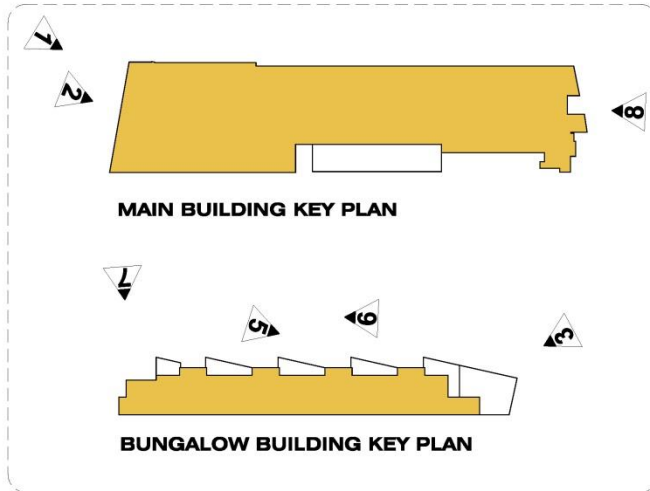
DETAIL OF MAIN BUILDING FRONT FACADE FROM COLLINS AVENUE

2 BUILDING EXTERIOR IMAGES
SCALE: NTS



VIEW OF BUNGALOWS AND INTERIOR COURTYARD FROM POOL DECK

3 BUILDING EXTERIOR IMAGES
SCALE: NTS



MAIN BUILDING KEY PLAN

BUNGALOW BUILDING KEY PLAN

4 PHOTOGRAPHS KEY PLAN FOR SHEETS A1.08 & A1.09
NTS

PROJECT:
SAGAMORE
1871 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:
RD Architects
1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.782.3079 C: 305.592.0005
Email: info@rd-architect.com
www.rd-architect.com / A20002570

INTERIOR DESIGNER:
by BA - HAUS KNF
3000 BISCAYNE BLVD, SUITE 110, MIAMI, FL 33137
P: 305.571.8444 | WWW.HAUSKNF.COM

MEP CONSULTANT:
Florida Engineering Services
34 N.W. 16th Street
North Miami Beach, FL 33169
Off: 305.453.0212
email: fessmain@bellsouth.net

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1500 SW 30th Avenue, Suite 20
Boynton Beach, Florida 33426
Contact: Gary McDougle P.E.
Off: 561.752.5440
email: gary@spcfl.com

KEY PLAN
1871 Collins Avenue, Miami Beach, FL 33139

SIGNATURE / DATE / SEAL
NOT VALID IF MISSING SIGNATURE
Victor H. Rodriguez,
Registered Architect
State of Florida # 49046662

HPB FIRST SUBMITTAL
LOBBY FLOOR PERFORATION

Issue / Issue Date / For
1 / 01.17.2020 / HPB First Submittal

DDO: Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX
- Exterior Images of Existing Building

SCALE: NTS
SHEET NO.

HPB FIRST SUBMITTAL SET, January 17th., 2020 - NOT FOR CONSTRUCTION



VIEW OF MAIN BUILDING FROM COURTYARD

5 BUILDING EXTERIOR IMAGES

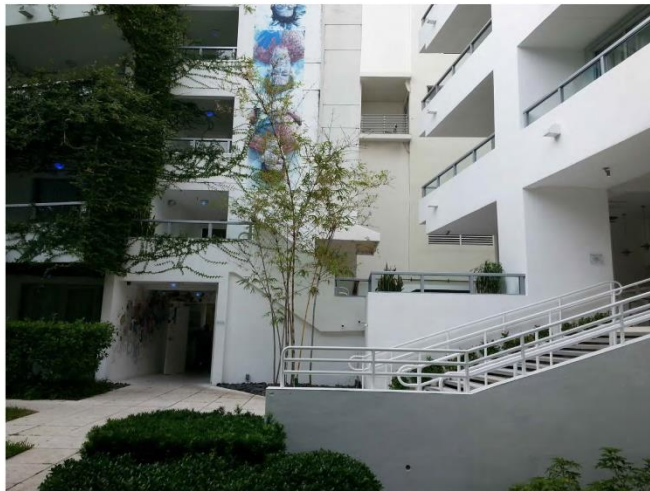
SCALE: NTS



VIEW OF MAIN BUILDING FROM COURTYARD

6 BUILDING EXTERIOR IMAGES

SCALE: NTS



VIEW OF MAIN BUILDING FROM COURTYARD

7 BUILDING EXTERIOR IMAGES

SCALE: NTS



VIEW OF MAIN BUILDING FROM COURTYARD

8 BUILDING EXTERIOR IMAGES

SCALE: NTS

PROJECT:
SAGAMORE
1871 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:
RD
RD Architects

1800 SW 1st Avenue, Suite 607, Miami, Florida 33129
P: 786.782.3079 C: 305.592.6005
Email: info@rd-architect.com
www.rd-architect.com / AA20082570

INTERIOR DESIGNER:
BA - HAUS KNF
by BA - HAUS KNF
1500 SW 30th Avenue, Suite 110, Miami, FL 33137
P: 305.571.5444 F: 305.571.5444 WWW.HAUSKNF.COM

MEP CONSULTANT:
Florida Engineering Services
34 N.W. 16th Street
North Miami Beach, FL 33169
Off: 305.463.0212
email: fessmain@bellsouth.net

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1500 SW 30th Avenue, Suite 20
Boynton Beach, Florida 33426
Contact: Gary McDougall P.E.
Off: 561.752.5440
email: gary@specal.com



SIGNATURE / DATE / SEAL
NOT VALID IF MISSING SIGNATURE
Victor H. Rodriguez,
Registered Architect
State of Florida # 40046662

HPB FIRST SUBMITTAL
LOBBY FLOOR PERFORATION

Issue Date / For
1 01.17.2020 / HPB First Submittal

DOCI Project #: 2016.021
Drawn by: VHR
Approved by: VHR

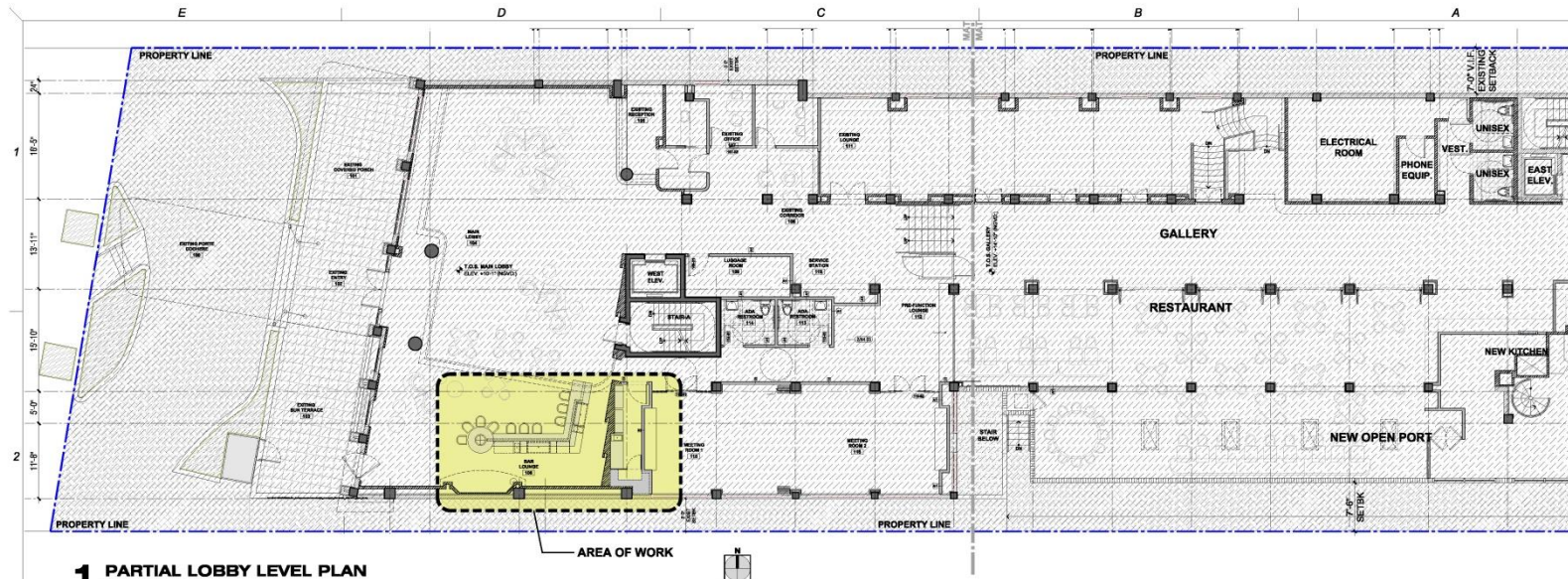
SHEET INDEX
- Exterior Images of Existing Building

SCALE: NTS
SHEET NO.

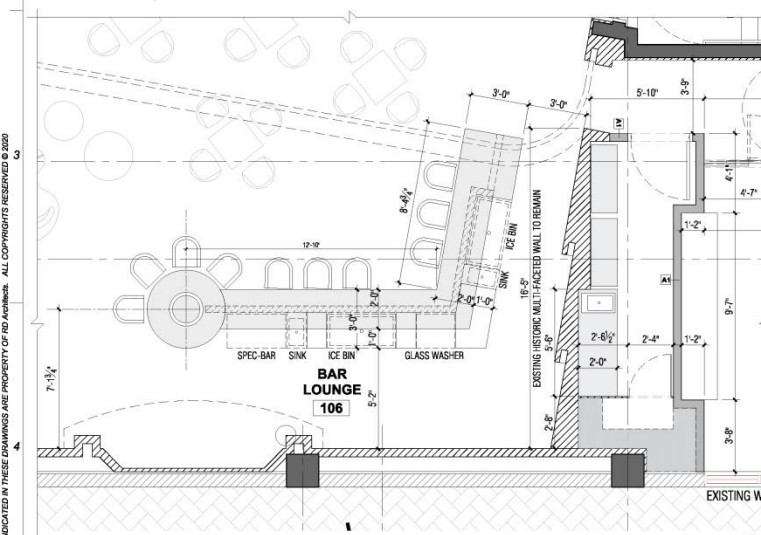
A-4

1/15/2020 3:16:46 PM

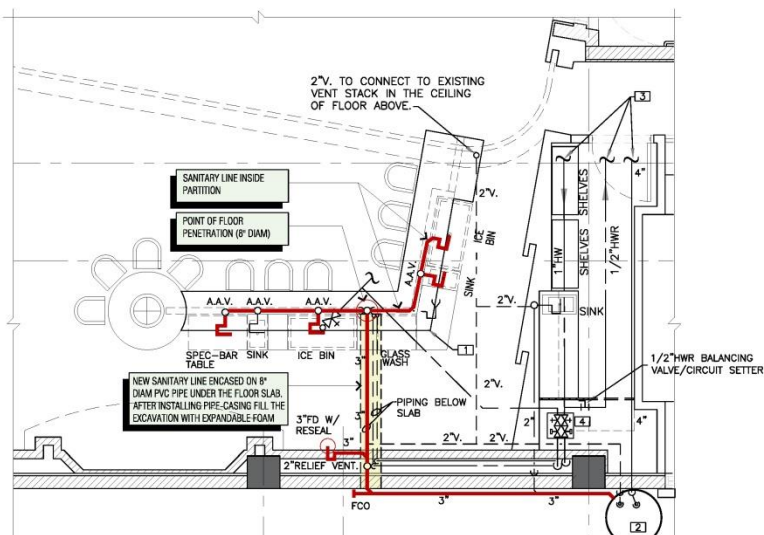
© 2020 RSA



1 PARTIAL LOBBY LEVEL PLAN
SCALE: 1/8" = 1'-0"



2 LOBBY BAR PLAN
SCALE: 3/8" = 1'-0"



3 LOBBY BAR PLUMBING PLAN
SCALE: 3/8" = 1'-0"

PROJECT:
SAGAMORE
1871 Collins Avenue, Miami Beach, FL 33139

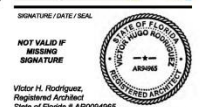
PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:
RD Architects
1800 SW 1st Avenue, Suite 607 Miami, Florida 33129
P: 786.782.3070 C: 305.582.0005
Email: info@rd-architect.com
www.rd-architect.com / A22002270

INTERIOR DESIGNER:
BA - HAUS KNF
3000 Biscayne Blvd, Suite 110, Miami, FL 33137
P: 305.571.8441 www.ba-hausknf.com

MECHANICAL CONSULTANT:
Florida Engineering Services
34 N.W. 168th Street
North Miami Beach, FL 33169
OFF: 305.403.0212
email: fesar@floridaing.com

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1500 SW 32nd Avenue, Suite 20
Boynton Beach, Florida 33426
Contact: Gary McDougall P.E.
OFF: 561.752.5440
email: gary@seccal.com



HPB FIRST SUBMITTAL LOBBY FLOOR PERFORATION
Issue Date / For
1 01.17.2020 / HPB First Submittal

DDO Project #: 2016.021
Drawn by: VHR
Approved by: VHR
SHEET NEXT
- Partial Lobby Plan
- Enlarged Bar Plan
- Bar Plumbing Plan
SCALE: As Indicated
SHEET NO.

HPB FIRST SUBMITTAL SET, January 17th., 2020 - NOT FOR CONSTRUCTION

A-5

© 2020 EJA

E D C B A

PROPERTY LINE

EXISTING PORTE
COCHERE
100

EXISTING
COVERED PORCH
101

EXISTING
ENTRY
102

EXISTING
SUN TERRACE
103

EXISTING
LIFT

MAIN
LOBBY
104

T.D.S. MAIN LOBBY
ELEV. +10'-1" (NGVD)

BAR
LOUNGE
106

EXISTING
RECEPTION
105

EXISTING
OFFICE
107

EXISTING
CORRIDOR
106

WEST
ELEV.

LUGGAGE
ROOM
109

STAIR-A

ADA
RESTROOM
114

MEETING
ROOM 1
119

KEY PLAN

A B C

1 PARTIAL LOBBY LEVEL FLOORING PLAN
SCALE: 1/4" = 1'-0"

E

D

C

B

A

24/2020 1:50:27 PM

PROJECT:
SAGAMORE
1871 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:
RD Architects
1800 SW 1st Avenue, Suite 807, Miami, Florida 33129
P: 786.782.3079 C: 305.592.0005
Email: info@rd-architect.com
www.rd-architect.com / A20802570

INTERIOR DESIGNER:
BA - HAUS KNF
1500 SW 30th Avenue, Suite 20
Boynton Beach, Florida 33426
Contact: Gary McDougall P.E.
OFF: 561.752.5440
email: gary@spacel.com

MEP CONSULTANT:
Florida Engineering Services
34 N.W. 16th Street
North Miami Beach, FL 33169
OFF: 305.453.0212
email: fessmain@bellsouth.net

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1500 SW 30th Avenue, Suite 20
Boynton Beach, Florida 33426
Contact: Gary McDougall P.E.
OFF: 561.752.5440
email: gary@spacel.com

KEY PLAN

SIGNATURE / DATE / SEAL

NOT VALID IF
MISSING
SIGNATURE

Victor H. Rodriguez,
Registered Architect
State of Florida # 40004662

HPB FINAL SUBMITTAL
LOBBY FLOOR PERFORATION

Issue Date / For
1 01.17.2020 / HPB First Submittal
2 02.19.2020 / HPB Final Submittal

DDI Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX
- Lobby Flooring Plan

SCALE: 1/4" = 1'-0"
SHEET NO.

A-5

© 2020 EJA

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF RD ARCHITECTS. ALL COPYRIGHTS RESERVED © 2020

HPB FINAL SUBMITTAL SET, February 10th., 2020 - NOT FOR CONSTRUCTION



1 OVERALL VIEW OF FLOOR
NTS



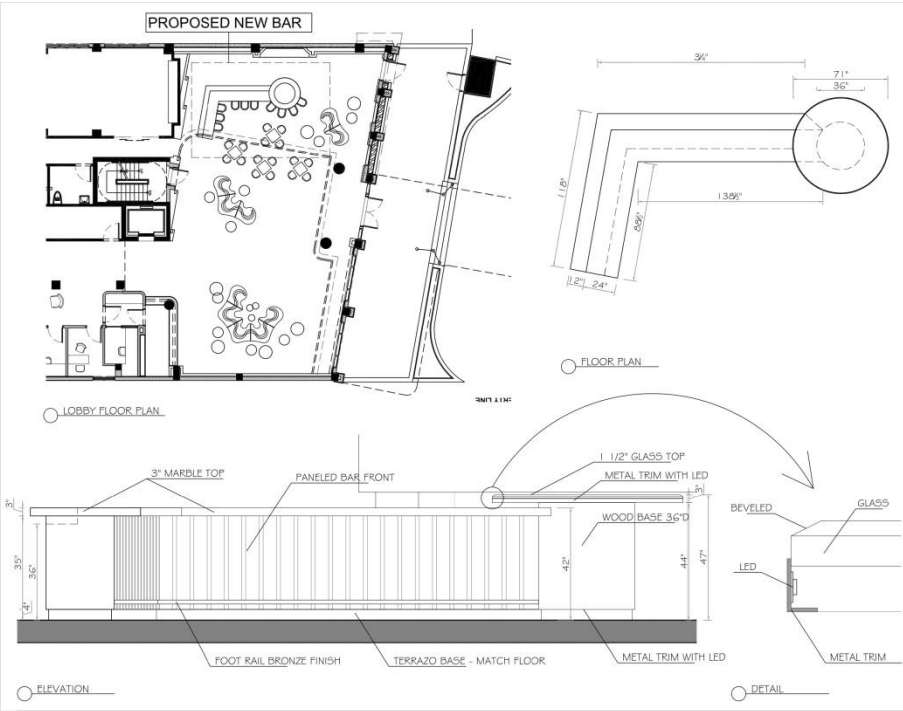
2 TOP VIEW OF FLOOR
NTS



4 3D VIEW
NTS



5 3D VIEW
NTS



3 LOBBY BAR PLAN AND ELEVATION
NTS

PROJECT:
SAGAMORE
1871 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER:
EBJ / INSITE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:
RD Architects
1800 SW 1st Avenue, Suite 507, Miami, Florida 33129
P: 786.782.3079 C: 305.592.6005
Email: info@rd-architect.com
www.rd-architect.com / A20802570

INTERIOR DESIGNER:
BA - HAUS KNF
1500 BISCAYNE BLVD, SUITE 110, MIAMI, FL 33137
P: 305.571.8444 W: WWW.HAUSKNF.COM

MEP/FP CONSULTANT:
Florida Engineering Services
34 N.W. 168th Street
North Miami Beach, FL 33169
Off: 305.453.0212
email: fsmain@bellsouth.net

STRUCTURAL ENGINEER:
Specialty Engineering Consultants, Inc.
1500 SW 20th Avenue, Suite 20
Boynton Beach, Florida 33426
Contact: Gary McDougle P.E.
Off: 561.752.5440
email: gary@spccal.com

KEY PLAN
SIGNATURE / DATE / SEAL
NOT VALID IF MISSING SIGNATURE
Victor H. Rodriguez, Registered Architect, State of Florida # 40066662

HPB FIRST SUBMITTAL LOBBY FLOOR PERFORATION
Issue Date / For
1 01.17.2020 / HPB First Submittal

DOO Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX
- Lobby Bar Plan & Elev
- 3D Views

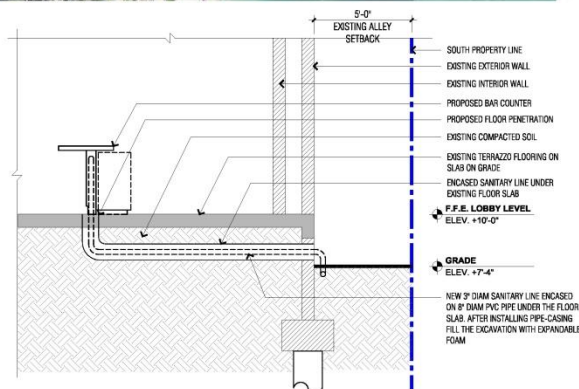
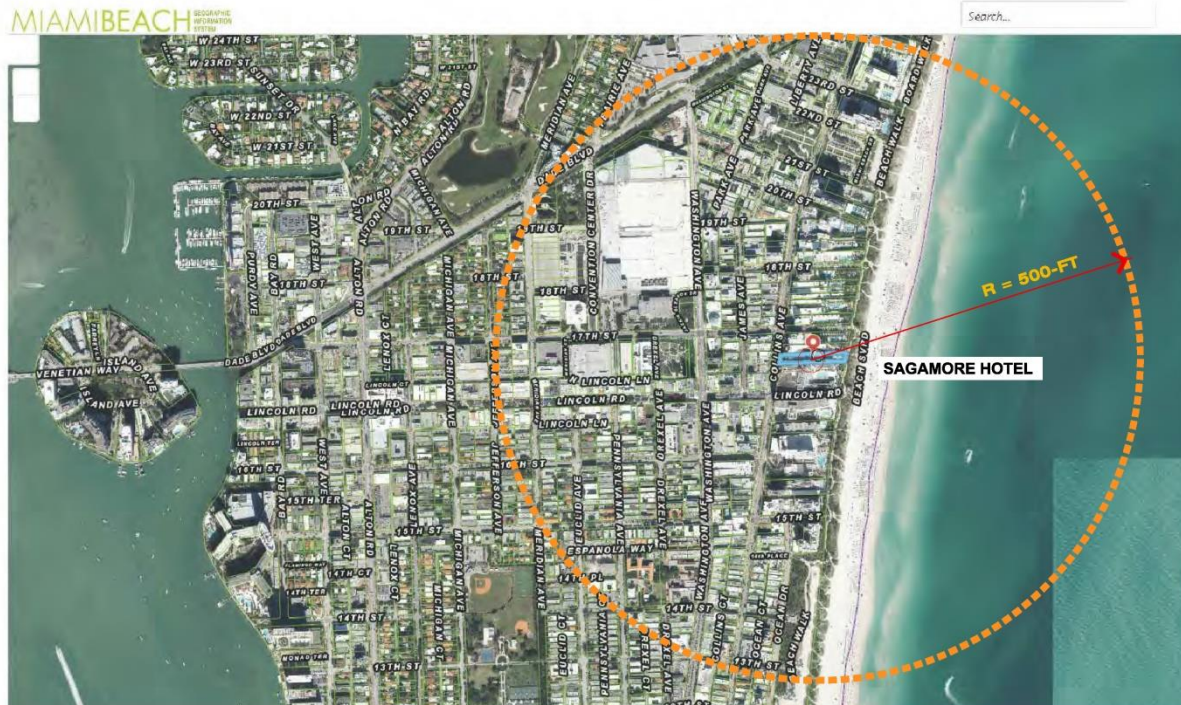
SCALE: 3/32" = 1'-0"
SHEET NO.

A-6

HPB FIRST SUBMITTAL SET, January 17th., 2020 - NOT FOR CONSTRUCTION

1/15/2020 3:06:36 PM

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF RD Architects. ALL COPYRIGHTS RESERVED © 2020



1 PROPERTY CONTEXT LOCATION PLAN

HPB FIRST SUBMITTAL SET. January 17th., 2020 - NOT FOR CONSTRUCTION


PROJECT:

SAGAMORE

1871 Collins Avenue, Miami Beach, FL 33139


PROJECT OWNER:
SBJ / INSTITUTE Sagamore, LLC
910 SE 17th Street, Suite 400
Fort Lauderdale, FL 33316

ARCHITECT OF RECORD:



RdA Architects
180 SW 1st Avenue, Suite 607, Miami, Florida 33120
P 784.762.7000 C 305.262.0000
Email: info@rda-archt.com | AIA3002310

INTERIOR DESIGNER:



BA - HAUS KNF
1000 Seaside Blvd, Suite 110, Miami, FL 33137
P 305.571.8444 | WWW.BAUSKNF.COM


MEP/VP CONSULTANT:

Florida Engineering Services
34 N.W. 158th Street
North Miami Beach, FL 33169
O/F : 305.453.1212
email: fessn@bellsouth.net

STRUCTURAL ENGINEER:

Specialty Engineering Consultants, Inc.
1599 SW 30th Avenue, Suite 20
Bayside Beach, Florida 33428
Contact: Gary McDough P.E.
O/F : 561.752.5440
email: gary@speccol.com


KEY PLAN



SIGNATURE / DATE / SEAL

☐ NOT VALID IF
SIGNATURE

Victor H. Rodriguez,
Registered Architect
State of Florida #ARD04965



HPB FIRST SUBMITAL
LOBBY FLOOR PERFORATION

Drawn: Issued Date / For
T: 01.17.2020 / HPB First Submittal

DCD Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX

~ Context Location Map
~ Floor Section

SCALE: As Indicated

SHEET NO.