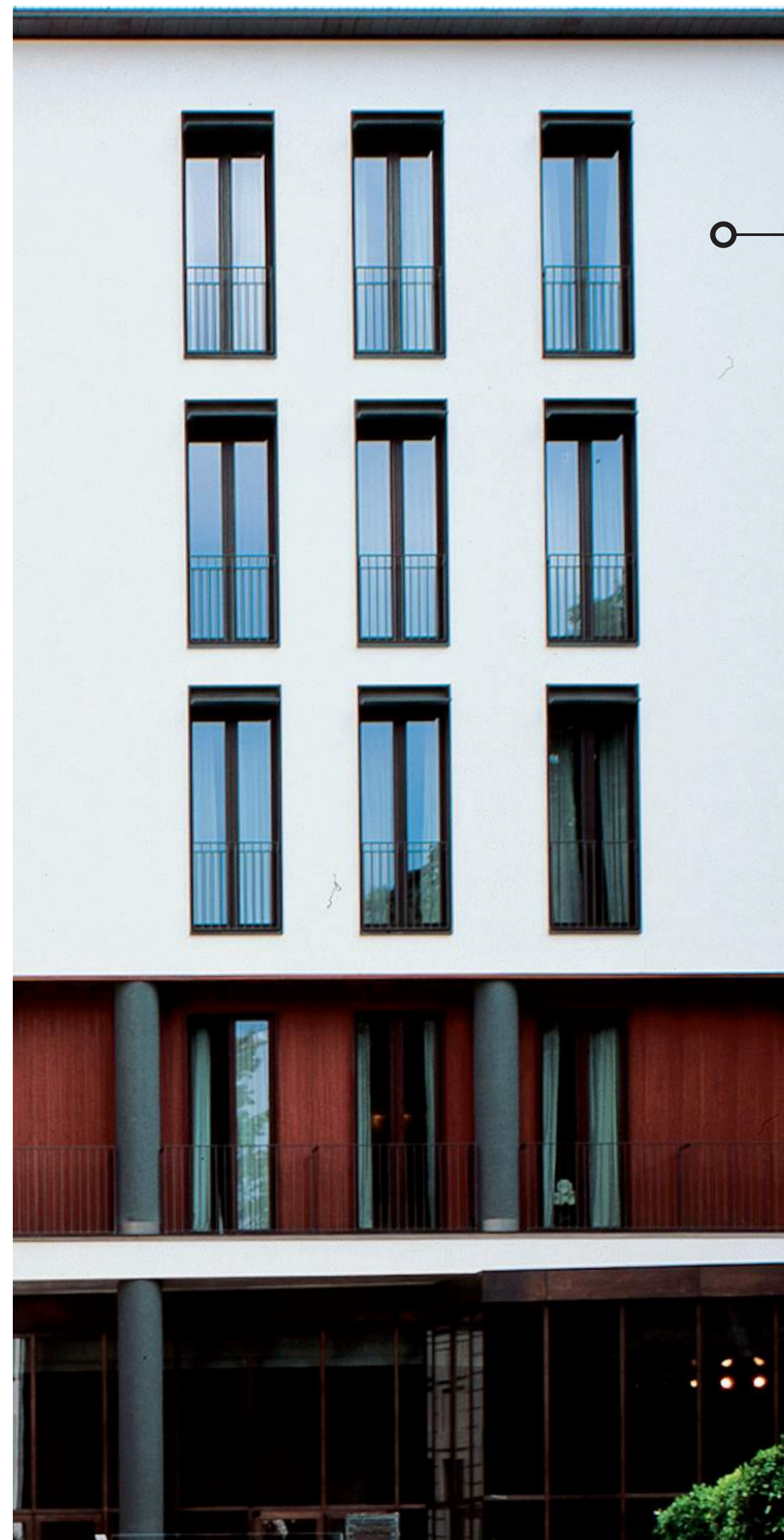


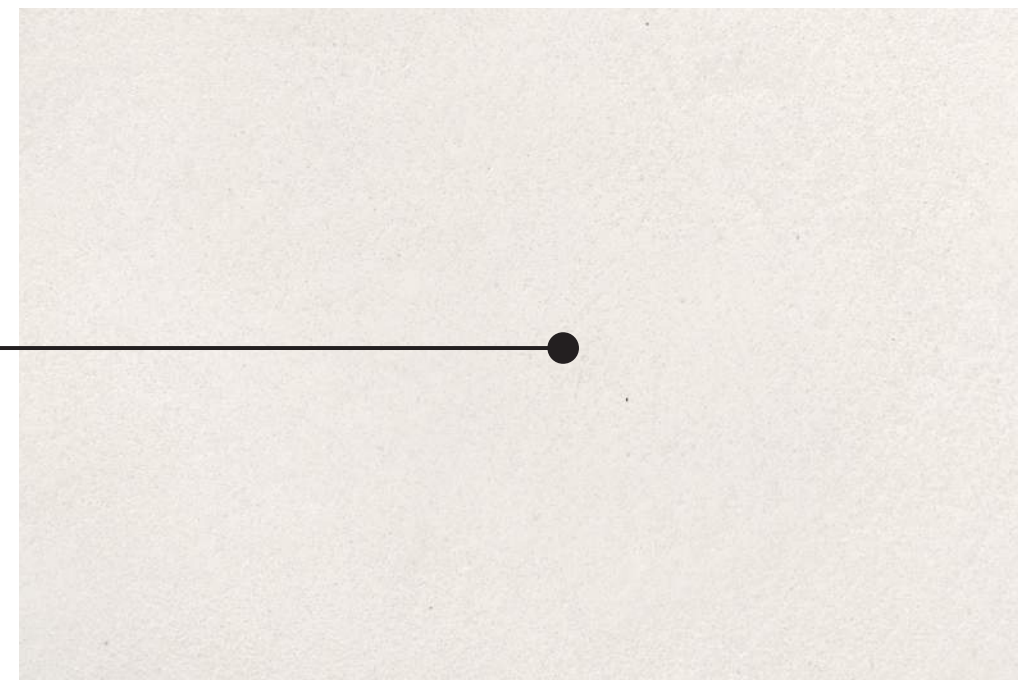
Project: BVLGARI HOTEL - 100 21st St. Miami Beach, Florida 33139

Plan Correction Report Matrix HPB20-0442
Date: 3/4/2021
Plan Address: 100 21st Street, Miami Beach, FL 33139-1701
1st App. Date: 11/25/2020

HPB Comments	Response	Reference Sheet	
1. HPB Zoning Review - Fail			
Comments issued on Dec 24 2020			
Comments issued on Jan 29 2021			
Comments issued on Feb 26 2021			
1	Provide and elevation drawing showing area calculation of the west façade to show compliance with maximum 1% of the area of the façade to install the building id sign.	West façade Elevation Calculation has been added	A-038
2	Provide details and specifications of the building id sign.	The Id Signage is black paint outlining the edge of the characters over the Stucco.	A-037
3	Seagull sign requires a waiver, provide dimensions and area of a square/rectangle around the seagull.	Sheet has been revised	A-036
4	Day beds proposed are not considered part of the open space. Final zoning approval for the proposed open space will be subject to new interpretation of required open space in the rear yard, per Michael Belush.	No Day Beds are proposed	
5	Day beds cannot encroach into the side yard.	No Day beds are proposed	
2. Parking - LUB Review - Not Reviewed Monica Beltran Ph: email: MonicaBeltran@miamibeachfl.gov			
3. Building Dept – DRC Review - Not Reviewed Narinder Singh Ph: email: NarinderSingh@miamibeachfl.gov			
4. Police - CPTEd Review - Not Reviewed Julio Blanco Ph: email: JulioBlanco@miamibeachfl.gov			
5. Transportation - LUB Review - Pass Firat Akcay Ph: email: Firatakay@miamibeachfl.gov			
6. Environmental Review - Not Reviewed Mitche Dalberiste Ph: email: MitcheDalberiste@miamibeachfl.gov			
7. Urban Forestry Group Review - Not Reviewed Omar Leon Ph: email: OmarLeon@miamibeachfl.gov			
8. Public Works - LUB Review - Pass Aaron Osborne Ph: email: AaronOsborne@miamibeachfl.gov HPB20-0442, Approved, (12-22-20)			
9. Planning Landscape Review - Pass 12/24/2020 Ricardo Guzman Ph: email: RicardoGuzman@miamibeachfl.gov			
Comments DRC Submittal 12/04/2020			
Comments: Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing tree or palm scheduled for relocation or removal. Site plan modification may be required in order to adequately protect root zone and canopy of trees intended to be in good health. Every effort shall be made to preserve and protect existing trees identified to be in good health subject to the review and approval of the City of Miami Beach Urban Forester.			
Provide a written response to comments.			
Provide a Tree Survey prepared by a Professional Land Surveyor listing common names, size, and location of existing trees and palms with a DBH of 3" or greater in private or in the adjacent public ROW.			
If applicable, a permanent tree bracing / support system shall be provided for any substantially large plant material proposed on a rooftop level.			
Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from private or public property would require a Tree Removal Permit from CMB Urban Forestry.			
Landscape Plan shall be prepared by a Landscape Architect licensed in the State of Florida. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link:			
https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf			
The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.			
10. HPB Plan Review - Fail			
Comments: First Submittal: December 14, 2020			
Comments: First Submittal: January 19, 2021			
Comments Issued: January 29, 2021			
Comments Issued: February 26, 2021			
James Seiberling Ph: email: JamesSeiberling@miamibeachfl.gov			
1 DEFICIENCIES IN PRESENTATION			
a	Existing north tower element: elevation drawing indicates gold glass mosaic, renderings show a dark color material unknown. Please clarify. Provide close up photos of existing tower cladding material.	The gold glass mosaic was mistakenly carried from the previous application, no gold mosaic is being proposed. The tiled tower element adjacent to the main entry of the building is an important and prominent feature of the building. The original dark tile finish has been painted over at least twice in the intervening period; first to a lime green colour and most recently in a light grey colour. In all cases the finish applied to the vertical wall has contrasted with the white stucco which characterizes the building drawing emphasis to the verticality of the element. The current design proposal is either to retain the existing tiles if they are revealed to be in a satisfactory condition or in the other case propose a similar alternative.	
b	Seagull historical signage element: provide additional details. It is not clear what is being proposed.	Sheet has been revised	A-036
c	For requested variance: provide enlarged drawings of the proposed BVLGARI signage. Provide building id calculation for allowable square footage for the north side (max size is 1% of total wall area). Requesting variance to relocate allowable building id sign to west (non-street facing) façade. Staff recommends including reference photos of previous signage on this elevation.	West façade Elevation Calculation has been added	A-038
d	Provide details of all rooftop trellis structures at all levels.	A new sheet has been added	A-901
2 DESIGN APPROPRIATENESS			
a	Staff recommends exploring the reintroduction of additional historical signage that may include the neon seagull and the neon accent lighting.		
11. HPB Admin Review - Fail Victor Nunez email: VictorNunez@miamibeachfl.gov			
Please have Nick Kallergis approve application disclosure. The following fees are outstanding (tentative) and will be invoiced by January 11th.			
1.	Advertisement - \$1,575	Acknowledged	
2.	Board Order Recording - \$106	Acknowledged	
3.	Posting - \$106	Acknowledged	
4.	Courier - \$77	Acknowledged	
5.	Mail Label Fee (\$4 per mailing label) \$ 974.10 Total Outstanding Balance = \$ 2,838.10	Acknowledged	
NOTE: All fees MUST BE PAID by January 13th or the application will not move forward. In addition to the fees, the following shall be provided to the Department no later than January 4th 12:00pm			
12. Fire Review Jorge Clavijo email: JorgeClavijo@miamibeachfl.gov			
Fire Review - Not Reviewed			
13. Public Works - LUB Review - Pass Aaron Osborne email: AaronOsborne@miamibeachfl.gov HPB20-0442, Approved, (12-04-20)			
14. Parking - LUB Review - Not Reviewed Monica Beltran email: MonicaBeltran@miamibeachfl.gov			
15. Building Department - DRC Review - Not Reviewed Narinder Singh email: NarinderSingh@miamibeachfl.gov			



BULGARI HOTEL MILAN



STUCCO COMACINO



COMPOSITE OUTDOOR DECKING



BRONZED WINDOW WALL PROFILES



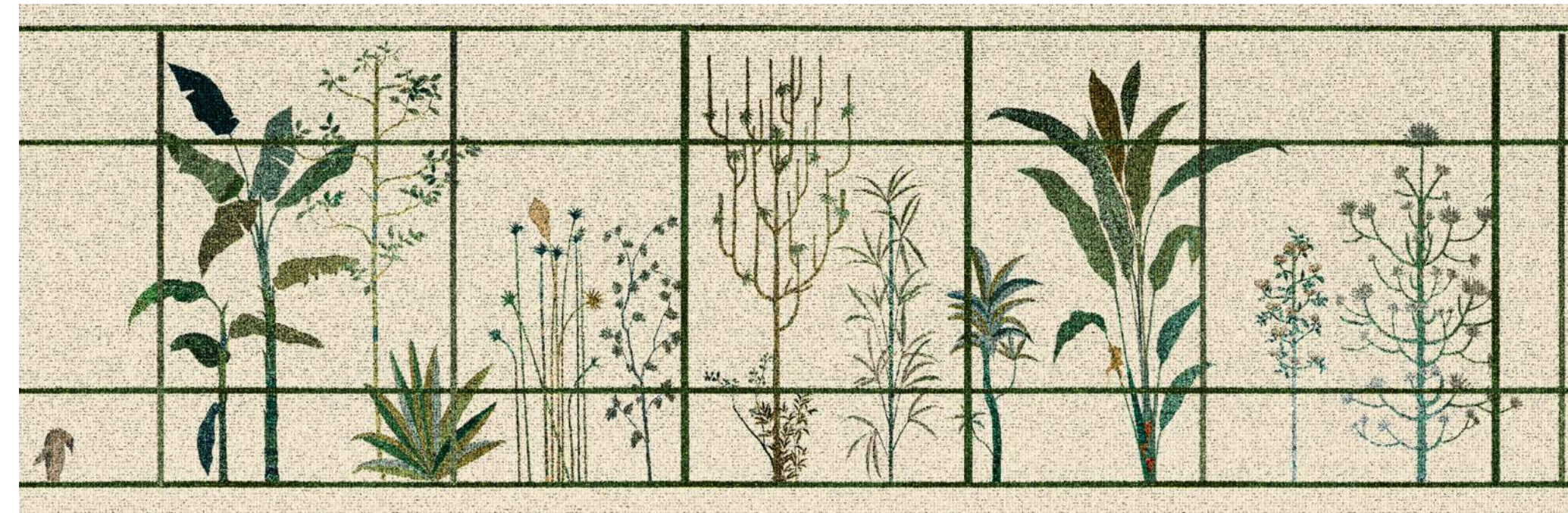
CUSTOM COMPOSITE STONE LOUVERS



LIMESTONE FACADE



EXISTING/SIMILAR APPROVED LARGE FORMAT BLACK TILES



GLASS MOSAIC TILES



POOL MOSAIC

MATERIALS

1 PROPOSED MATERIALS
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DESIGN ARCHITECT

CITTERIO-VIEL
& PARTNERS

Project

**BULGARI HOTEL
MIAMI BEACH**
100 21st STREET
MIAMI BEACH, FL 33139

Revisions

Owner Information

BHI Miami Limited Corp.
1521 Alton Rd,
Suite 403
Miami Beach, FL 33139
(786) 785-6504

Consultant

Luis O. Revuelta

AR-007972

HPB SET

Date

02/16/2021

Scale

AS SHOWN

Project No.

2005

Sheet Name

MATERIAL BOARD

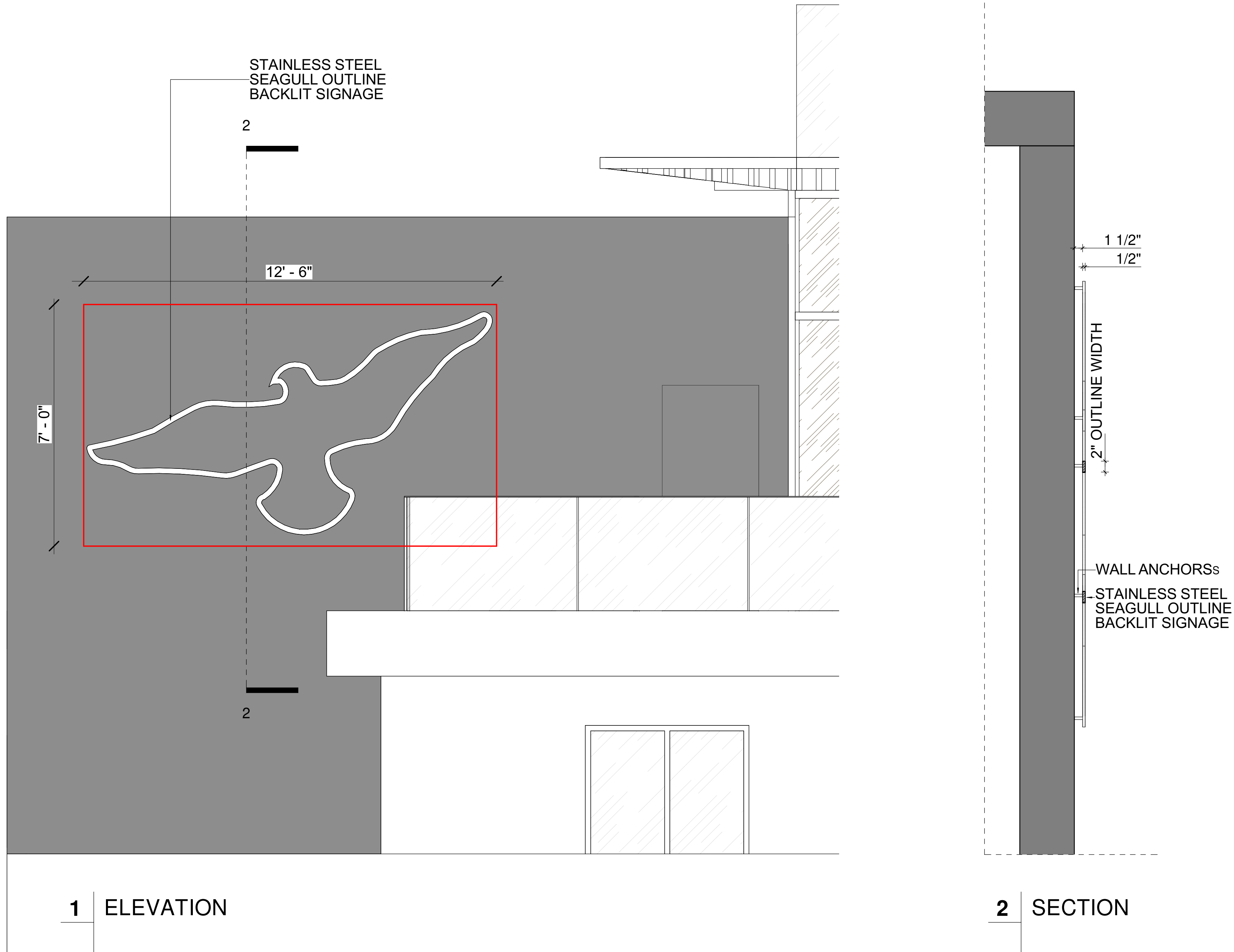
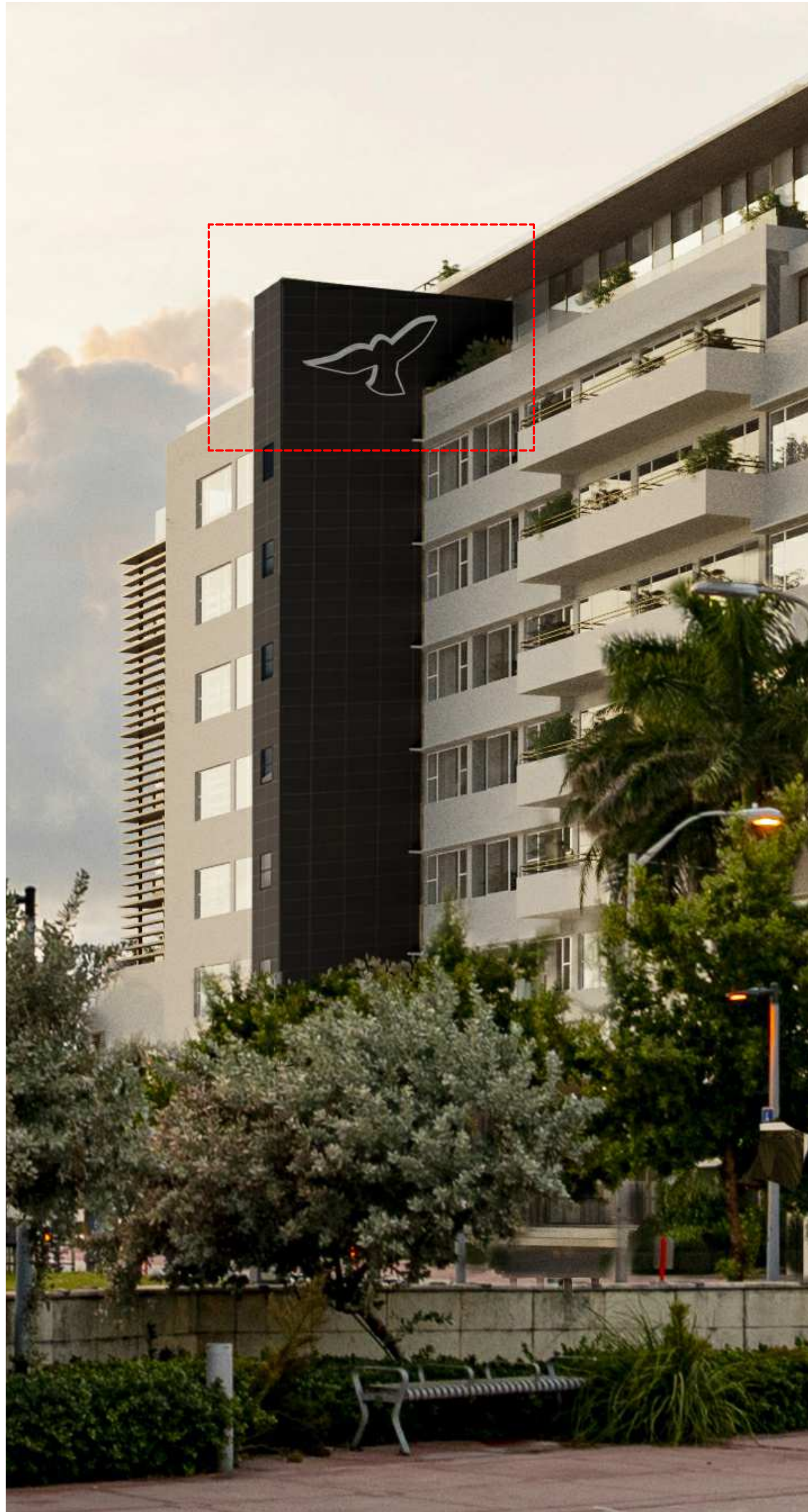
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A-035

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1

 SEAGULL TOWER SIGNAGE

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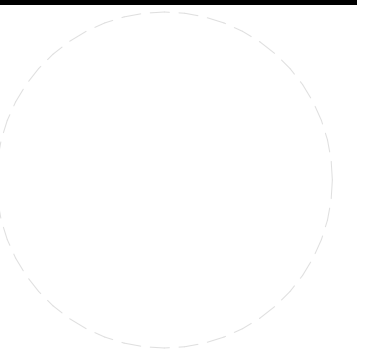
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SCHEMATIC DESIGN

Date

3/4/2021

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Project No.

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Sheet Name

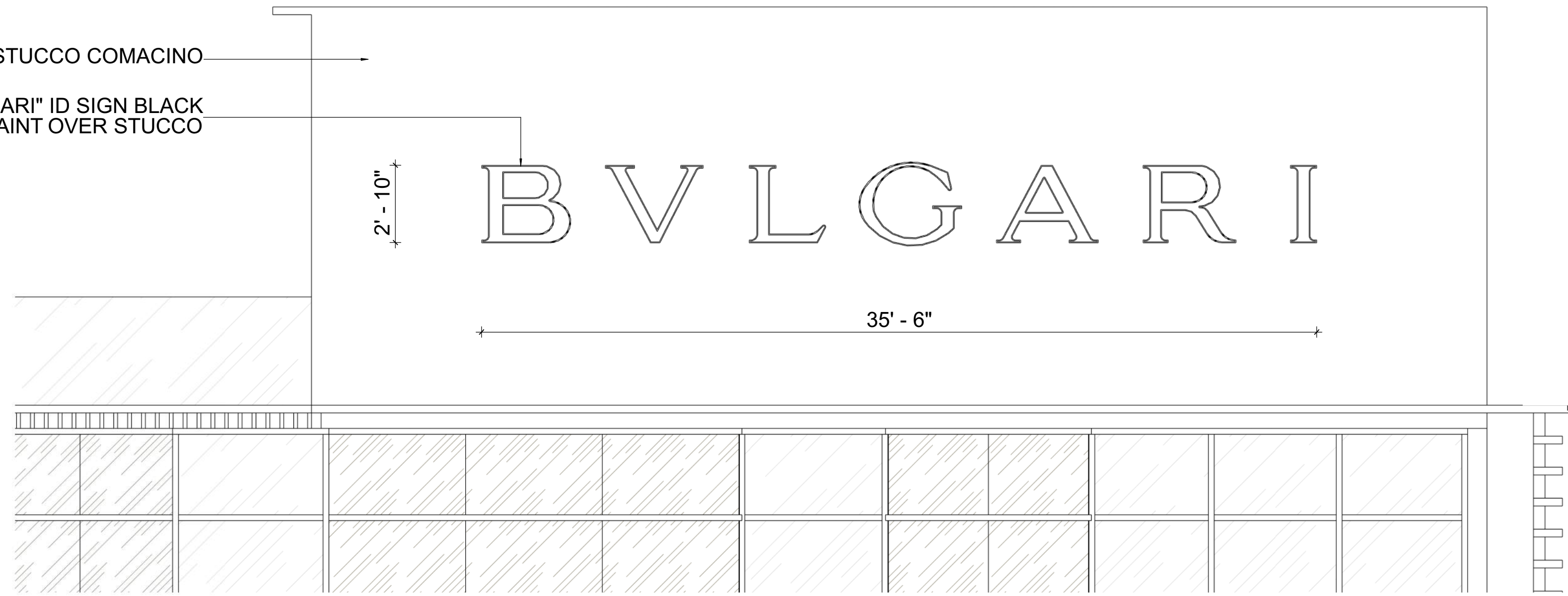
SEAGULL SIGNAGE

Sheet No.

A-036



STUCCO COMACINO
"BVLGARI" ID SIGN BLACK
OUTLINE PAINT OVER STUCCO



1 WEST ELEVATION



SIGNAGE REFERENCE

1 BVLGARI WEST SIDE ID SIGNAGE

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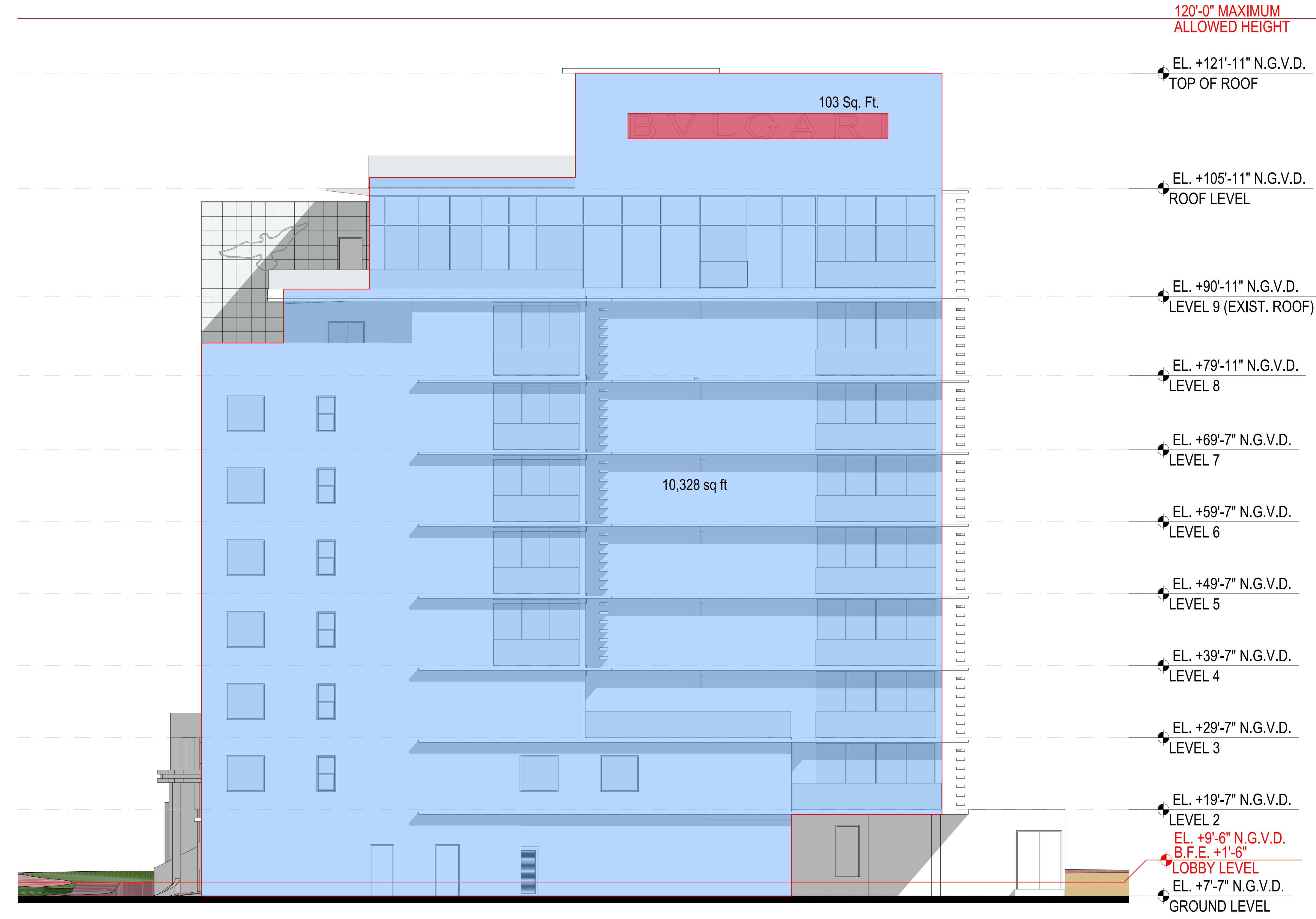
Sheet Name

ID SIGNAGE

Sheet No.

A-037

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WEST FACADE CALCULATION DIAGRAM

■ TOTAL FACADE WALL AREA	10,328 SF
■ 1% ALLOWED SIGNAGE AREA	103.28 SF
■ PROPOSED SIGNAGE	103 SF

1 WEST ELEVATION - SIGNAGE
SCALE: 1/16" = 1'-0"

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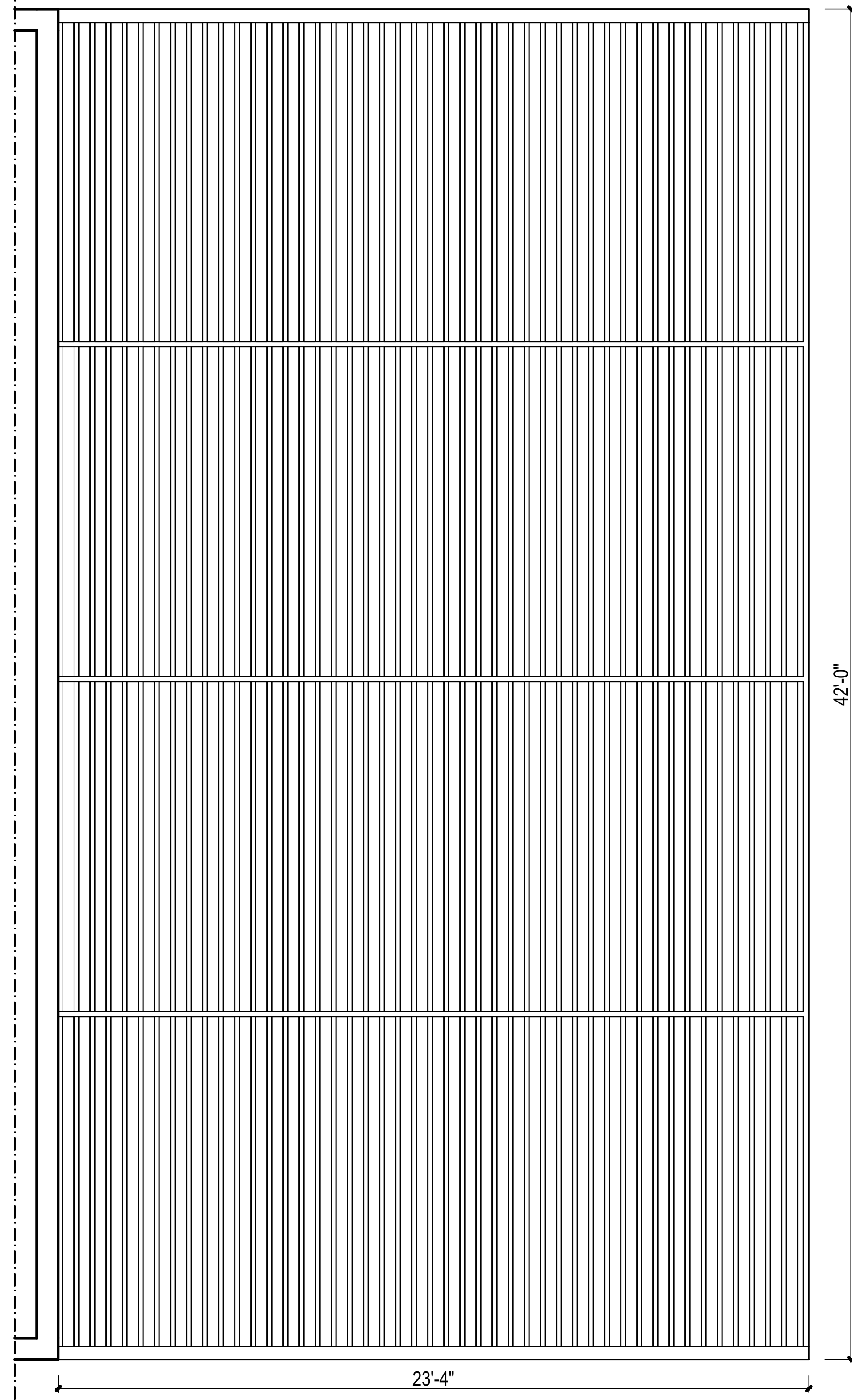
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Date
3/4/2021
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2005
Sheet Name

WEST ELEVATION - SIGNAGE
ID SIGNAGE CALCULATIONS
Sheet No.

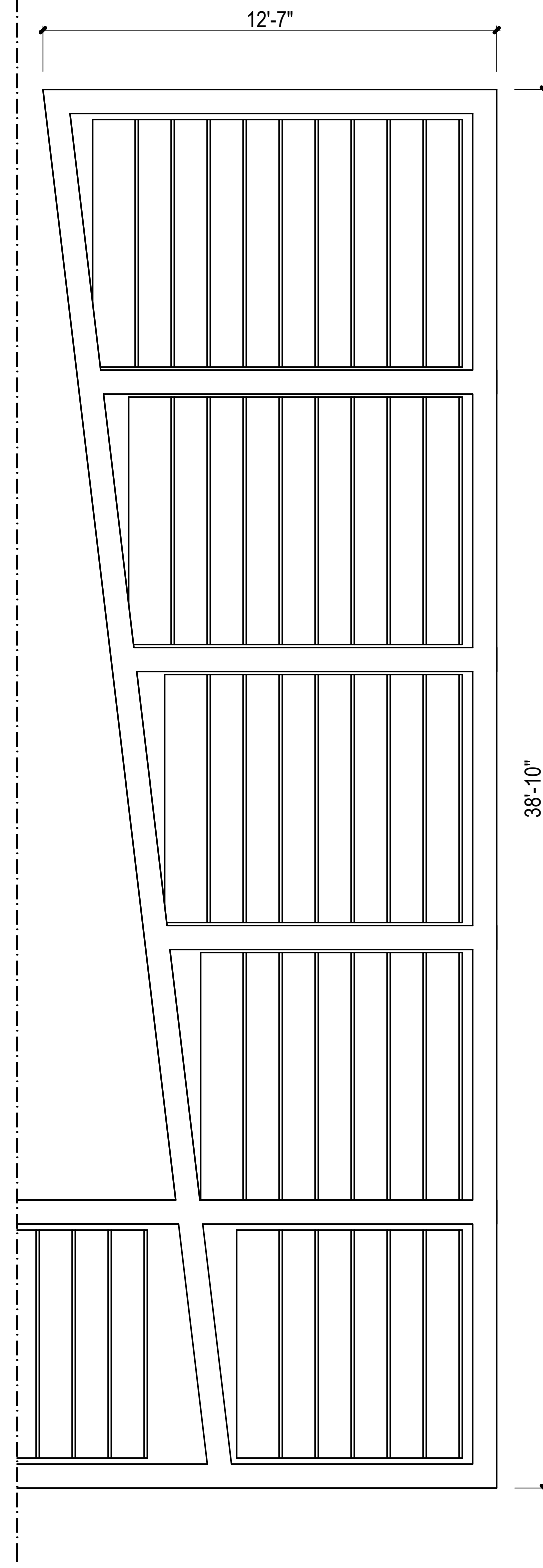
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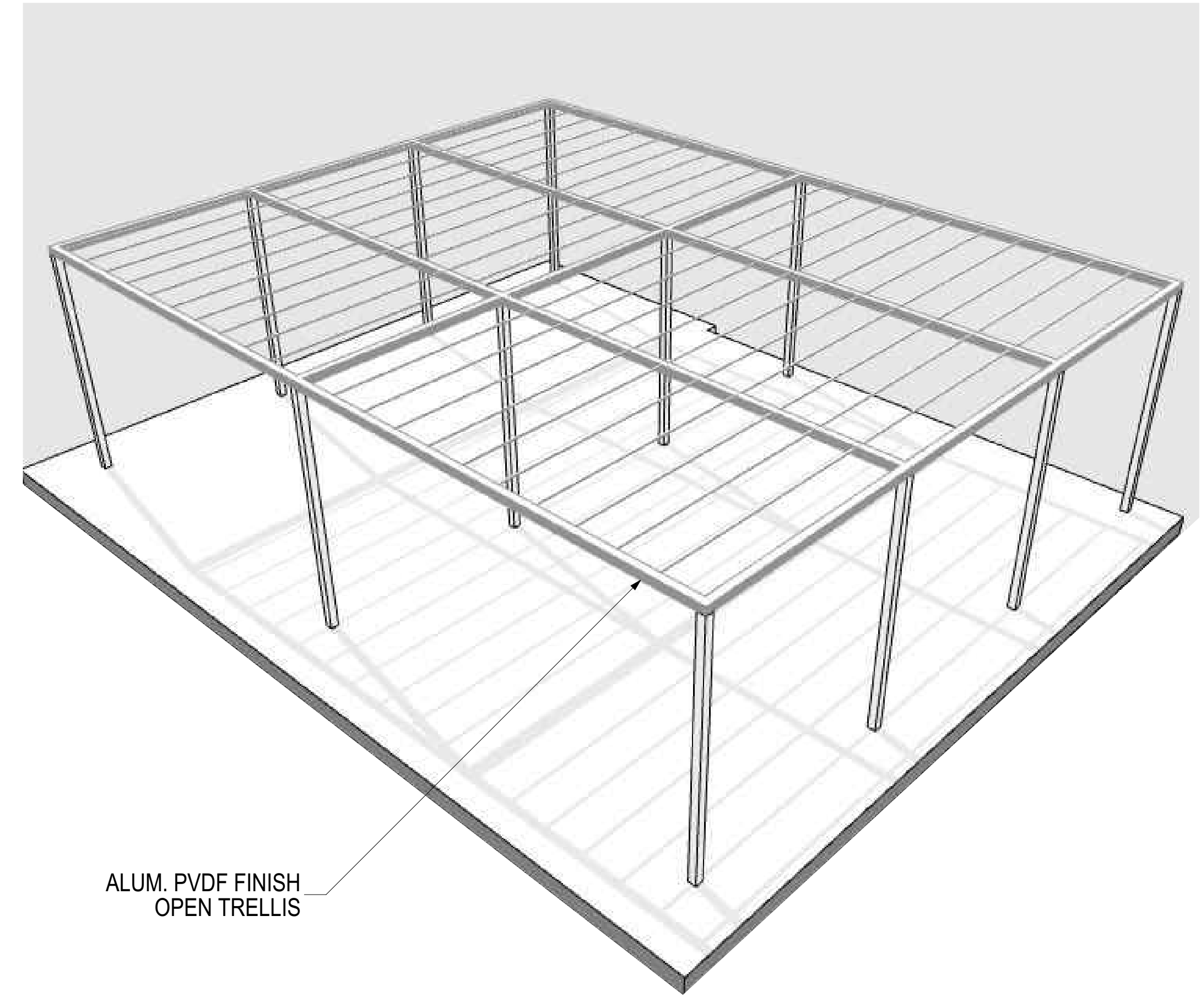
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3RD LEVEL TRELLIS EAST BALCONY FLOOR PLAN AND SECTION
SCALE: 3/8" = 1'-0"

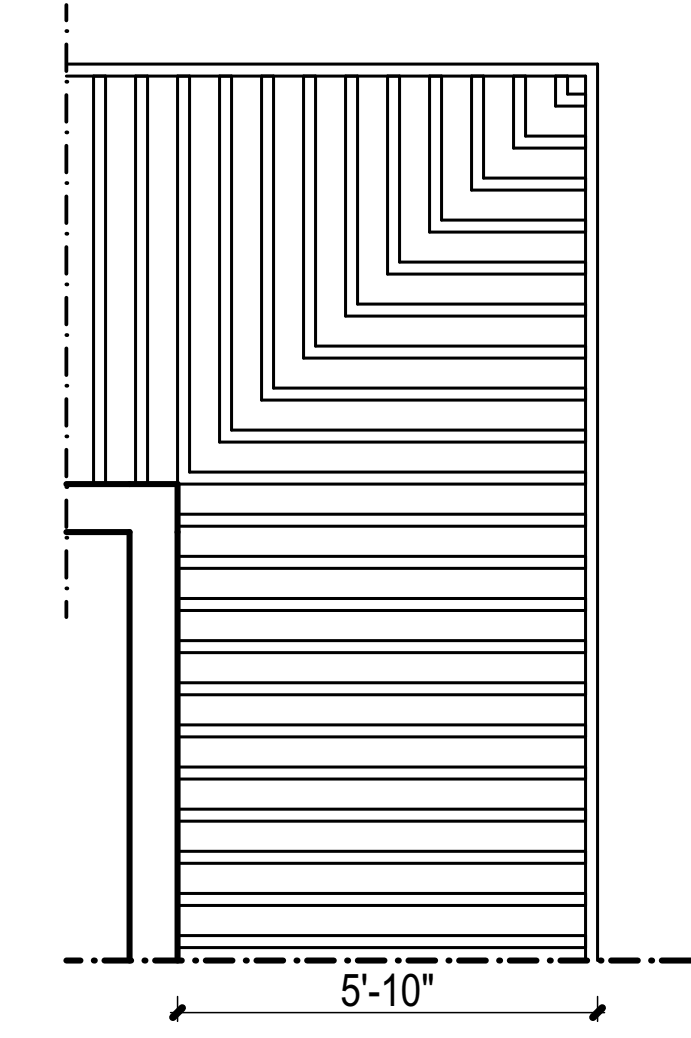


2

3RD LEVEL TRELLIS TERRACE FLOOR PLAN AND SECTION
SCALE: 3/8" = 1'-0"



4
3RD LEVEL GARDEN TERRACE
28' x 22' OPEN TRELLIS
NOT TO SCALE



3

ROOF LEVEL PERIMETER TRELLIS FLOOR PLAN AND SECTION
SCALE: 3/8" = 1'-0"

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TRELLIS DETAILS
Sheet No.

A-901