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FINAL CAP SUBMITTAL 03/08/2021 APPLICATION HPB No. 20-0442

BVLGARIHOTEL MIAMIBEACH

100 21ST STREET MIAMI BEACH, FLORIDA, 33139

HISTORIC PRESERVATION BOARD APRIL 13, 2021

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
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
1	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	
Parking	- LUB Review - Not Reviewed Monica Beltran Ph: email: MonicaBeltran	@miamibeachfl.gov	
Buildinç	Dept – DRC Review - Not Reviewed Narinder Singh Ph: email: NarinderSingh@	@miamibeachfl.gov	
Police -	CPTED Review - Not Reviewed Julio Blanco Ph: email: JulioBlanco@mia	mibeachfl.gov	
Transne	rtation - LUB Review - Pass Firat Akcay Ph: email: Firatakcay@miam	iboodd gov	
Transpo			
Environ	mental Review - Not Reviewed Mitche Dalberiste Ph: email: MitcheDalbe	riste@miamibeachfl.gov	
Urban F	orestry Group Review - Not Reviewed Omar Leon Ph: email: OmarLeon@miami	 beachfl.gov	
Public V	Vorks - LUB Review - Pass Aaron Osborne Ph: email: AaronOsborne@m	jamiheachfl gov	
I UDIIC V	HPB20-0442, Approved, (12-22-20)	manificaciiii.gov	
Plannin	g Landscape Review - Pass 12/24/2020 Ricardo Guzman Ph: email: RicardoGu	zman@miamiheachfl.gov	
. willill	·		
	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 indented 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.		
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HPB Comments 2021m02d26 FIRST CAP

revuelta architecture international

Santiago, Chile

2950 SW 27TH AVE. SUITE 1 10 MIAMI, FL 33133 T. 305.590.5000 F. 305.590.5040

revuelta-architecture.com

DESIGN ARCHITECT

CITTERIO-VIEL & PARTNERS

Owner Information BHI Miami Limited Corp. 1521 Alton Rd. Suite 403 Miami Beach, FL 33139



Luis O. Revuelta AR-0007972

HPB SET AS SHOWN

Project No. Sheet Name RESPONSES
Sheet No.

TITLE COMMITMENT REVIEW:

Lands shown hereon were abstracted for easements and/or rights-of-way of records per Fidelity National Title Insurance Company Order No. 7811715 with a commitment date of July 15, 2019. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B SECTION II

1—5 Standard Exceptions not addressed.

- 6. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters. Standard Exception. Document not provided. Not a survey matter.
- Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.

Standard Exception. Document not provided. Not a survey matter.

8. Any land described in Schedule A which is artificially filled land in what was formerly navigable waters, is subject to the rights of the United States government, arising by said government's control over navigable waters involving navigation and commerce.

Standard Exception. Document not provided. Not a survey matter.

9. Terms and conditions of the easement provisions only in the Agreement Creating Easements and Providing for Restrictions of the property described between Phillip Liberman, et al. and Rebecca Shappell and Clayton E. Shappell, her husband recorded in Deed Book 1727, page 535, as affected by Agreement recorded in Deed Book 1974, page 1.

Encumbers parcel and is shown on the survey.

10. Hotel/Motel Bulk Rate Agreement for Cable Television Service between Rifkin/Narragansett South Florida CATV Limited Partnership d/b/a Gold Coast Cablevision and Charles Bernard, Ltd., a Florida limited partnership recorded in Official Records Book 15990, page 1123.

Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.

- 11. All of the terms and provisions set forth and contained in that certain Sublease Ninety Nine (99) Year Lease between Beach 21st Corporation, a Florida corporation and 100-21st Street Realty Corporation, a Florida corporation recorded in Deed Book 3258, page 281, as amended by that Modification of Sublease of Ninety Nine (99) Year Lease recorded in Official Records Book 53, page 331, and as assigned by mesne Instruments to Charles Bernard, Ltd., a Florida limited partnership by and Assumption of Ninety Nine (99) Year Sublease recorded in Official Records Book 15817, page 72, as modified by that Second Modification to Sub-Lease of Ninety Nine (99) Year Lease recorded January 30, 2018 in Official Records Book 30846, Page 2364, and as encumbered by Mortgage in favor of Mellon United National Bank, recorded in Official Records Book 23420, Page 2093, as modified by instrument recorded in Official Records Book 29027, Page 1806, and in Official Records Book 30088, Page 3651, and in Official Records Book 30708, Page 1324, Assignment of Leases, Rents and Profits in favor of Mellon United National Bank, recorded in Official Records Book 23420, Page 2108 and UCC-1 in favor of Mellon United National Bank, recorded in Official Records Book 30088, Page 3656.
- Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter. 12. Terms and provisions set forth and contained in that certain unrecorded Sub—Sublease, by Charles

Bernard, Ltd., a Florida limited partnership and JHMB, LLC, a Delaware limited liability company,

a Memorandum of Sub-Sublease of which was recorded in Official Records Book 25612, page 2337 and in Official Records Book 25707, page 3335.

Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter. 13. Notice Pursuant to Florida Statute 713.10 recorded in Official Records Book 24046, Page 2135.

Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.

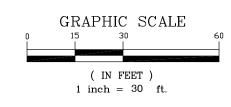
14. Order Before the Board of Adjustment City of Miami Beach, File No. 4714, recorded July 3, 2007, in Official Records Book 25750, Page 4191.

Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.

- 15. Order Before the Board of Adjustment City of Miami Beach, File No. 3464, recorded August 17, 2010, in Official Records Book 27390, Page 2240.
- Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
- 16. Order Before the Board of Adjustment City of Miami Beach, File No. 7247, recorded September 27, 2011, in Official Records Book 27839, Page 3400, and re-recorded January 25, 2012, in Official Records Book 27973, Page 4040.
- Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
- 17. Terms, conditions of that Memorandum of Option in favor of 100 21st Street Manager, LLC, recorded December 8, 2015 in Official Records Book 29880, Page 3839.
- Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
- 18. Restrictions, if any, on the Insured's ability to construct new improvements on the land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida.

Encumbers parcel and is shown on the survey.





BLACK OLIVE TREE CABBAGE PALM TREE COCONUT PALM TREE

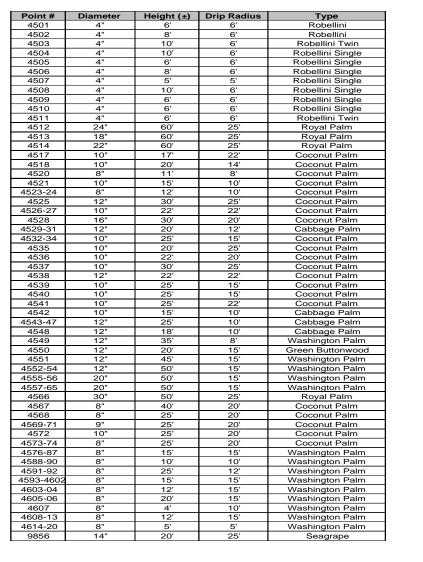
TREE LEGEND







TREE LEGEND



SETAI



LEGAL DESCRIPTION:

Parcel 1:

Lots 1, 3 and 5 in Block A, of AMENDED MAP OF THE OCEAN FRONT PROPERTY of the MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, as recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

That certain strip of land lying between the Easterly boundary of said Block A and the Atlantic Ocean and bounded on the North by the Southeasterly extension of the North line of said Block A, and bounded on the South by the Southeasterly extension of the dividing line running East and West between the lots in said Block A, as the same appears of record in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Together with appurtenant driveway easement contained in Deed Book 1727, Page 535 as modified by Agreement recorded in Deed Book 1974, Page 1 of the Official Public Records of Miami-Dade County, Florida.

LEGEND

LEGEND				
= CATCH BASIN ○ = MANHOLE □ = LIGHT POLE □ = WATER METER ⋈ = WATER VALVE □ = CATCH BASIN INLET □ = UTILITY POLE □ = RISER ○ = FIRE HYDRANT □ = HANDHOLE □ = SIGN	= 0.5' CURB = 2.00' CURB & GUTTER -x = CHAIN LINK FENCE I.D. = IDENTIFICATION EL. = ELEVATION INV. = INVERT SAN. = SANITARY DESC. = DESCRIPTION P.R.M. = PERMANENT REFERENCE MONUMENT CONCRETE = ASPHALT PAVEMENT			

SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County,
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 70°02'49" E for the South right of way line of
- 21st Street and evidenced by found nail & disk and found 1/2" pipe & cap. — Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on D.N.R. Monument
- R-63, Elevation +7.43, located before September 2008 at 22nd Street, East of Collins Avenue. — Lands shown hereon are located within an area having a Zone Designation AE (EL 8) & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map
- revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929. - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 58,361 square feet, or 1.340 acres, more or less.
- Roof overhang not located unless otherwise shown.
- No existing parking spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Location of utilities existing on or serving the surveyed property as determined by:
- observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- There is observed evidence of current building construction or building additions, as shown
- To the best of our knowledge there are no proposed changes in street right—of—way lines and there is no visible evidence of recent road construction work.
- There is no visible evidence or knowledge of any location of wetlands, as delineated by the proper authorities.
- Legal description shown hereon per said title commitment as provided by attorney and no claims as to ownership are made or implied.
- Folio No. per Miami-Dade County Property Appraiser's Website: 02-3226-001-0040.

CERTIFICATION TO:

City of Miami Beach

SURVEYOR'S CERTIFICATION:

I hereby further certify that this "Boundary and Topographic Survey" was made under my responsible charge on June 25, 2007, and last updated on October 6, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on October 6, 2020.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

Daniel C. Fortin Jr, For The Firm Surveyor and Mapper, LS6435 State of Florida.

ortin, Leavy, Skiles, I of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

S =RAPI 21ST (Q - 100 MIAMI-I ОР

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Original Date Scale 1"=30' Drawn By CAD No. Plotted 12/18/20 11:40a Ref. Dwg. 297D-158-S Field Book

543/56 - JWL

Dwg. No. 2007-084-NGVD Sheet

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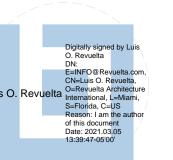
2950 SW 27TH AVE. SUITE 110 MIAMI, FL 33133 T. 305.590.5000 F. 305.590.5040 **DESIGN ARCHITECT**

CITTERIO-VIEL & PARTNERS

Owner Information BHI Miami Limited Corp. 1521 Alton Rd. Suite 403 Miami Beach, FL 33139

Consultant

(786) 785-6504



Luis O. Revuelta AR-0007972

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A-001

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OCEAN DRIVE / COLLINS HISTORIC DISTRICT

HISTORICAL DISTRICT MAP

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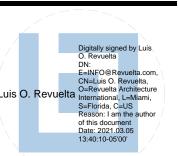
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SEA GULL HOTEL a.k.a. DAY'S INN a.k.a. PROJECT PLUM

ADDRESS: 100 21st Street 1950 DATE OF CONSTRUCTION:

NAME:

ARCHITECT: ALBERT ANIS

ARCHITECTURAL STYLE: STREAMLINE MODERNE CONTRIBUTING HISTORIC STATUS:

1992 Ocean Drive / Collins Avenue Historic District Expansion Designation LOCATED IN THE:

100 21st Street was designed in 1950 in the MiMo or Mid-20th-Century Modern Style of architecture, as it meets the International Style of architecture. The hotel arguably commands one of the best sites in Miami Beach - overlooking the ocean and beach and Collins Park.

According to the CMB Building Card the hotel has 145 rooms and stores and rises 7 levels with an overall height of 77'-0". It features a 186'-0" long elevation facing Collins Park.

Architect Albert Anis really brings the design to life with his incorporation of the unique exterior lighting shown above, which accented the architectural lines of the building and accentuated the streamlining of the hotel

design. Thankfully this electrical moment in time has been immortalized in this circa1950 so photograph.

The Sea Gull was advertised as: "A new aspect on resort living...where every room was an ocean view...and also featured a fully equipped Turkish Bath and swimming pool and deck." (8)

The Sea Gull featured a wonderful location not he ocean with view not only of the ocean yet most rooms had the very best view of the palatial Roney Plaza Hotel just across Collins Park fro the Sea Gull.

PHOTOGRAPH ABOVE; 1964 HISTORIC POSTCARD VIEW FROM eBAY







HISTORIC POSTCARDS

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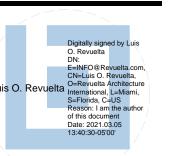
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CONTEXT PHOTOGRAPHS (1,2,3 & 4)

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CONTEXT PHOTOGRAPGHS (5,6,7 & 8)

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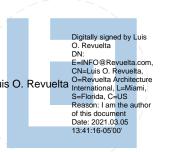
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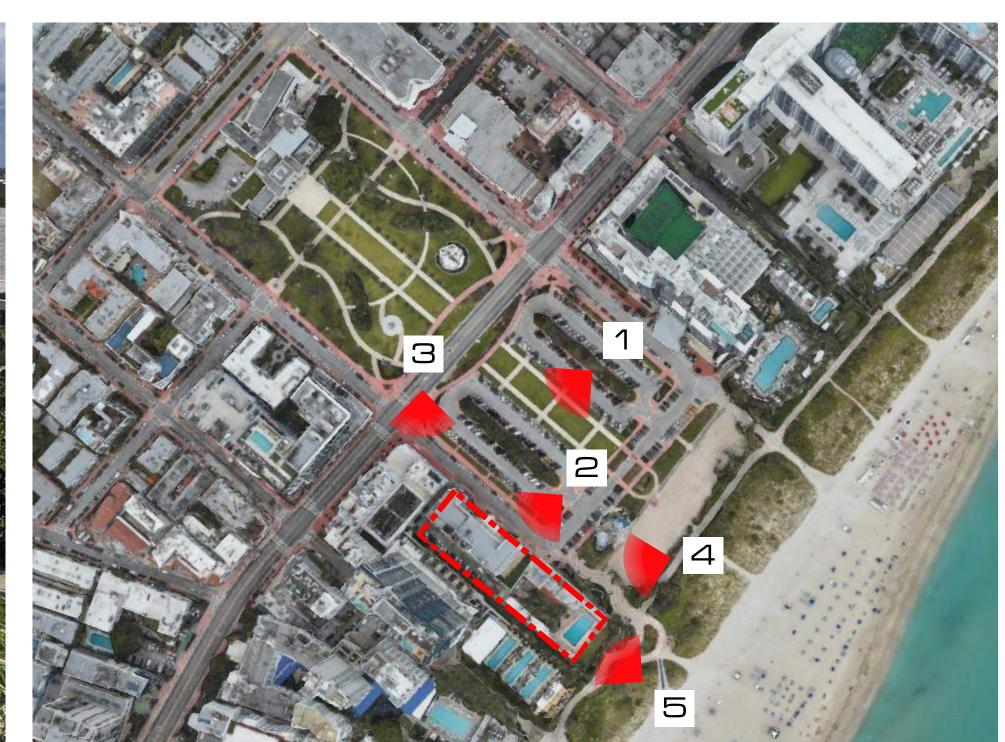


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SITE PHOTOGRAPHS

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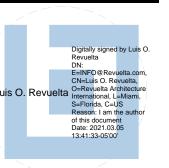
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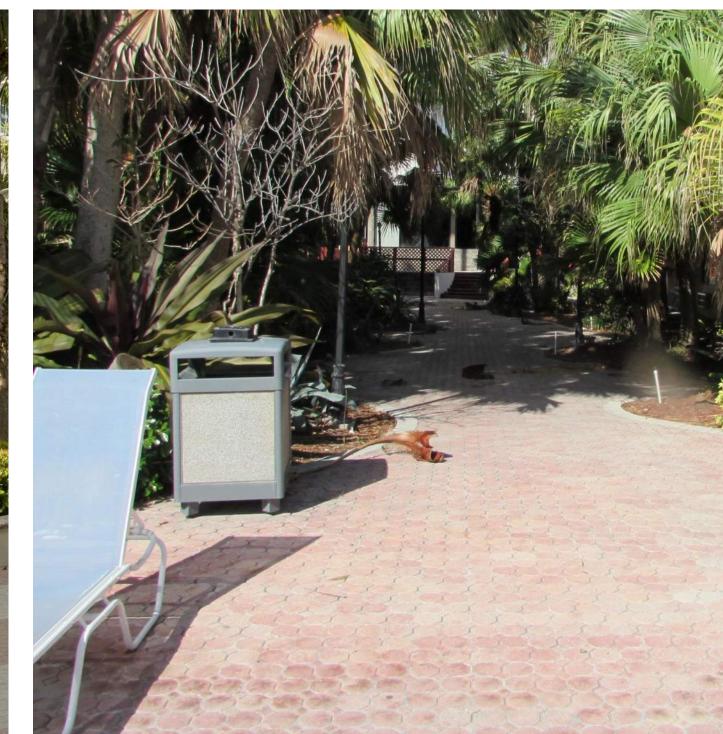
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PHOTOS - CURRENT CONDITIONS - EXTERIOR - REAR YARD

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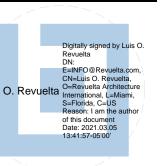
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Sheet Name PHOTOS - CURRENT CONDITION - EXTERIOR - REAR YARD Sheet No.





LOBBY - SITTING AREA





LOBBY-BAR



LOBBY - CORRIDOR



TERRACE AND CABANAS

PHOTOS - CURRENT CONDITIONS - INTERIOR

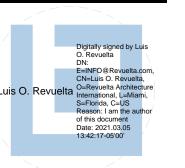
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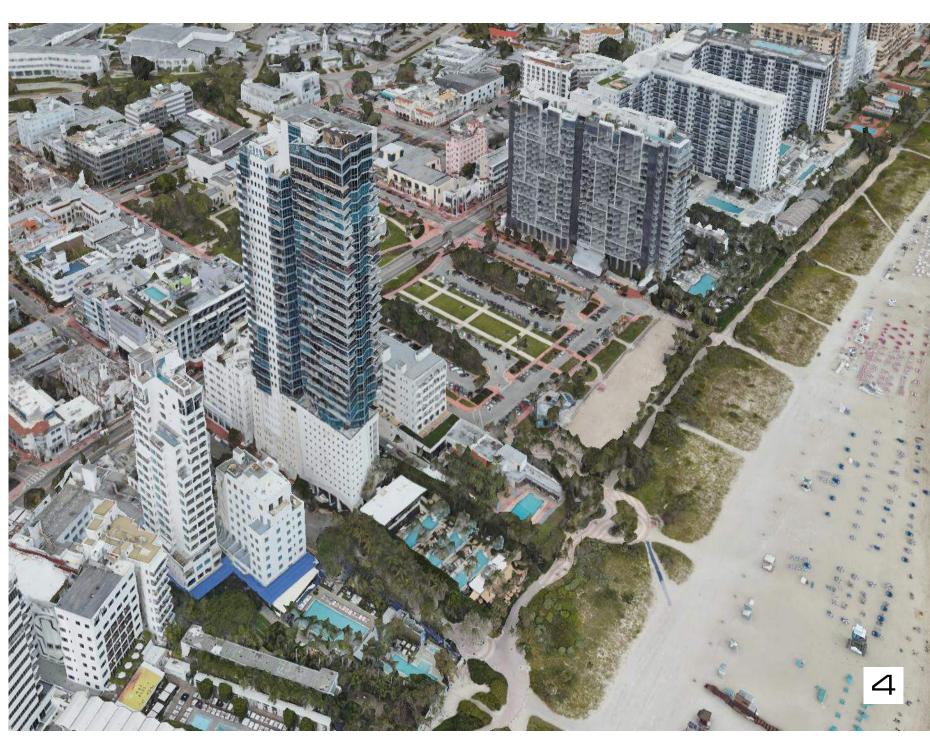
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PHOTOS - CURRENT CONDITION - AERIAL

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