

NOT FOR CONSTRUCTION

				revuelta architecture international p.a.	
<b>BVLGARI HOTEL - MIAMI BEACH</b>					
<b>Zoning Information</b>					
1	Address:	100 21st Street, Miami Beach Fl			
2	Board and File Numbers:	HPB No. 20-0442			
3	Folio Number(s):	02-3226-001-0040			
4	Year Constructed:	1948	Zoning District:	RM-3/ RESIDENTIAL MULTI-FAMILY/ HIGH INTENSITY	
5	Based Flood Elevation:	8'-0" N.G.V.D.	Grade value in NGVD:	7.59' N.G.V.D.	
6	Adjusted grade (Flood+3'):	11'-2" N.G.V.D.	Lot Area:	58,361 SF (1.340 acres)	
7	Lot width:	125.62'	Lot Depth:	460.65'	
8	Minimum Rooms Size	Hotel Rooms Min: 15%: 300-335 SF 85%: 335+ SF	Proposed: Minimum Room Size: 447 SF		
9	Existing use:	HOTEL	Proposed use:	HOTEL	
<b>Building Data</b>					
		Maximum		Proposed	Deficiencies
10	Height	Oceanfront Lots 200.0' Architectural District- New Const 120.0'		106'-5"	
11	Number of Stories	8		9	
12	FAR	<b>130,194.6 SF</b>		128,660 SF	
		LOT Area	116,722 SF (58,361 x 2.0)		
		21st Street ROW Vacation	13,472.56 SF (6,736.28 X 2.0)		
13	Gross square footage		<b>Application in Progress</b>	Existing 127,345 sf New Construction 57,416 sf	
14	Square Footage by use	N/A			
15	Number of units Hotel	100			
<b>Setbacks</b>					
		Required		Proposed	Deficiencies
At Grade Parking:					
24	Side Facing a Street (North-21st Street)	10'-0"		N/A	
25	Side Setback (West-Alley)	5 feet or 5% of lot width whichever greater		N/A	
27	Side Setback (South)	5 feet or 5% of lot width whichever greater		N/A	
28	Rear Setback (East-Ocean Front)	<b>50 feet from Bulkhead Line</b>		N/A	
Pedestal:					
29	Side Facing a Streer (North-21st Street)	10'-0"		0'-0" (Existing)	
30	Side Setback (West-Alley)	10'-0" (5 feet or 5% of lot width whichever greater)		9'-7" (Existing)	
32	Side Setback (South)	10'-0" (5 feet or 5% of lot width whichever greater)		17'-0"	
33	Rear Setback (East-Ocean Front)	93'-4" (25% of lot depth or 50 feet from bulkhead)		37'-2" (Existing)	
Tower:					
34	Side Facing a Street (North-21st Street)	10'-0"		5'-0" (Existing)	
35	Side Setback (West-Alley)	17'-0" (pedestal + 10% of tower height at 120 feet)		9'-7" (Existing)	
36	Side Setback (South)	17'-0" (pedestal + 10% of tower height at 120 feet)		17'-0"	
38	Rear Setback (East-Ocean Front)	116'-9" (25% of lot depth or 75 feet from bulkhead line)		222'-0"	
<b>Parking</b>					
		Required		Proposed	Deficiencies
39	Parking district	District No. 9			
40	Total # of parking spaces	N/A (No Parking Requirement for Hotels in District 9) section 130-33 (f) (1)			
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A		0	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A		0	
43	Parking Space Dimensions	A standar perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. The provision of having a two-foot pervious area overhang in standard parking spaces may be waived at the discretion of the planning and zoning director in those instances where said overhang is not practical. In no instance, however, shall the length of any standard off-street parkind space be less than 18 feet, unless otherwise provided for under sections 130-101, 130-251, 130-281, 130-69 and 130-61(2) herein.		N/A	
44	Parking Space configuration (450, 600, 900, Parallel)	N/A		N/A	
45	ADA Spaces	N/A		0	
46	Tandem Spaces			0	
47	Drive aisle width	Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic. For those grade level parking areas with less than ten parking spaces, inclusive of those parking areas underneath building or structure, the curb-cut and driveway entrance shall have a minimum width of 12 feet.		N/A	
48	Valet drop off and pick up			YES (Existing)	
49	Loading zones and Trash collection areas	N/A		YES (Existing)	
50	Bicycle Parking / Racks	N/A		N/A	

MAXIMUM FAR CALCULATED INCLUDES  
21 STREET ROW VACATION AREA IN PROGRESS

## ZONING DATA SHEET

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DESIGN ARCHITECT

**CITTERIO-VIEL  
& PARTNERS**

Project

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

Revisions

Owner Information

**BHI Miami Limited Corp.**  
1521 Alton Rd,  
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Consultant

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DN:  
c=US, o=Revuelta, ou=Revuelta Architecture International, CN=Luis O. Revuelta,  
Luis O. Revuelta  
Reason: I am the author of this document.  
Date: 2021.03.08 09:42:53-0500

Luis O. Revuelta

AR-007972

HPB SET

Date

03/05/2021

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2005

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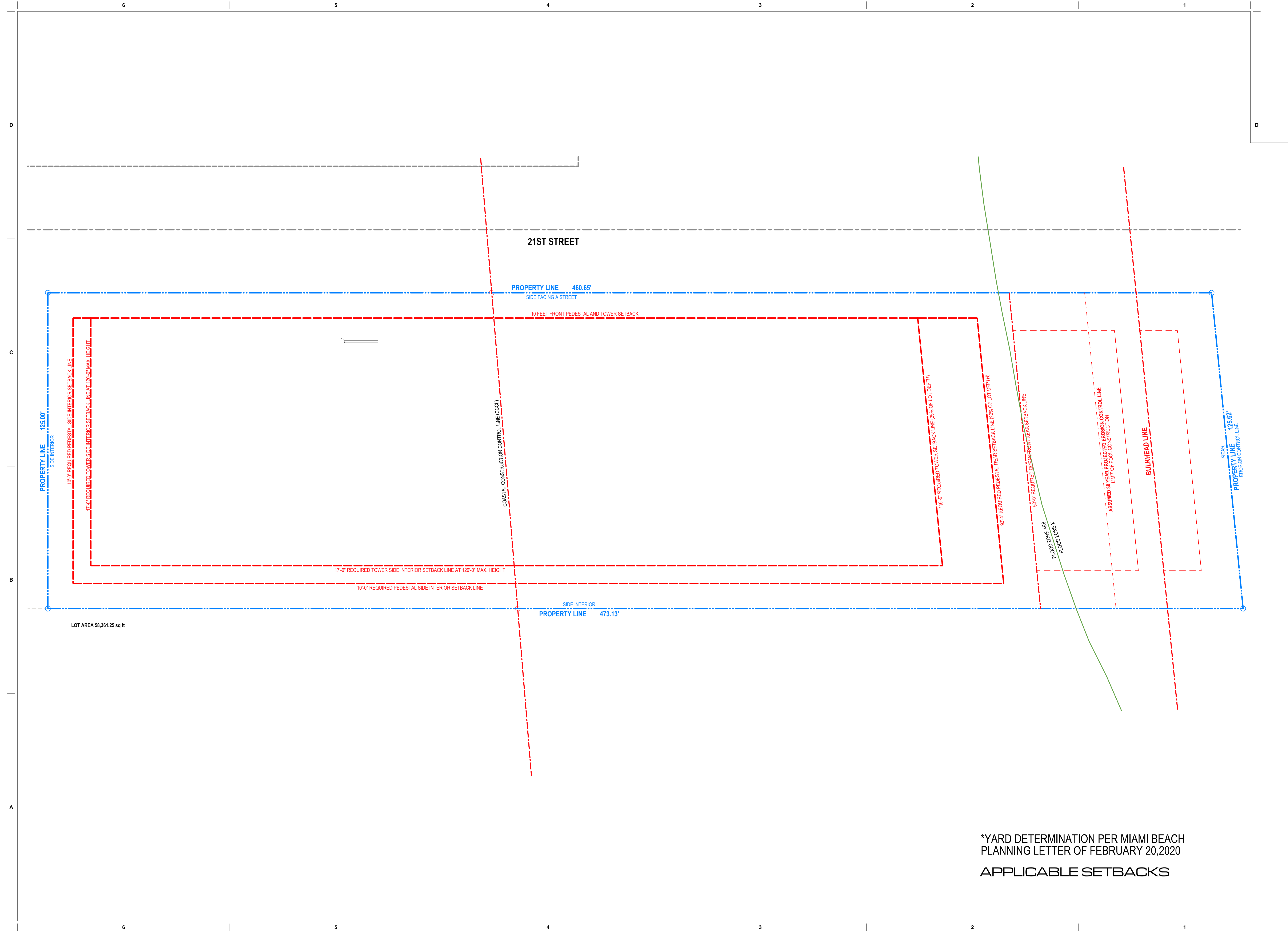
ZONING DATA SHEET

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**A-010**

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\*YARD DETERMINATION PER MIAMI BEACH PLANNING LETTER OF FEBRUARY 20,2020

APPLICABLE SETBACKS

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09:43:26-0507

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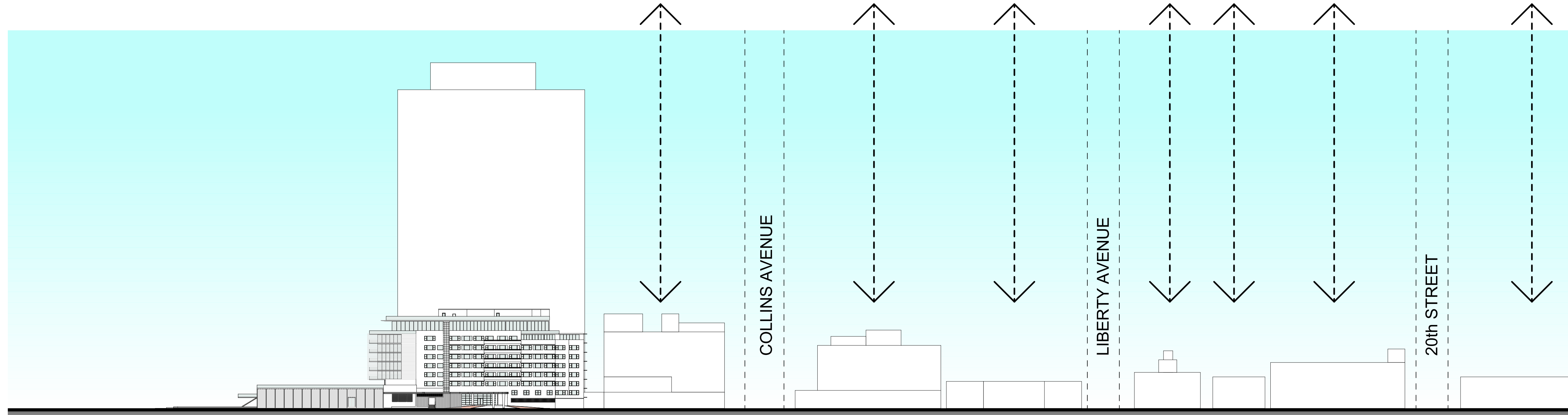
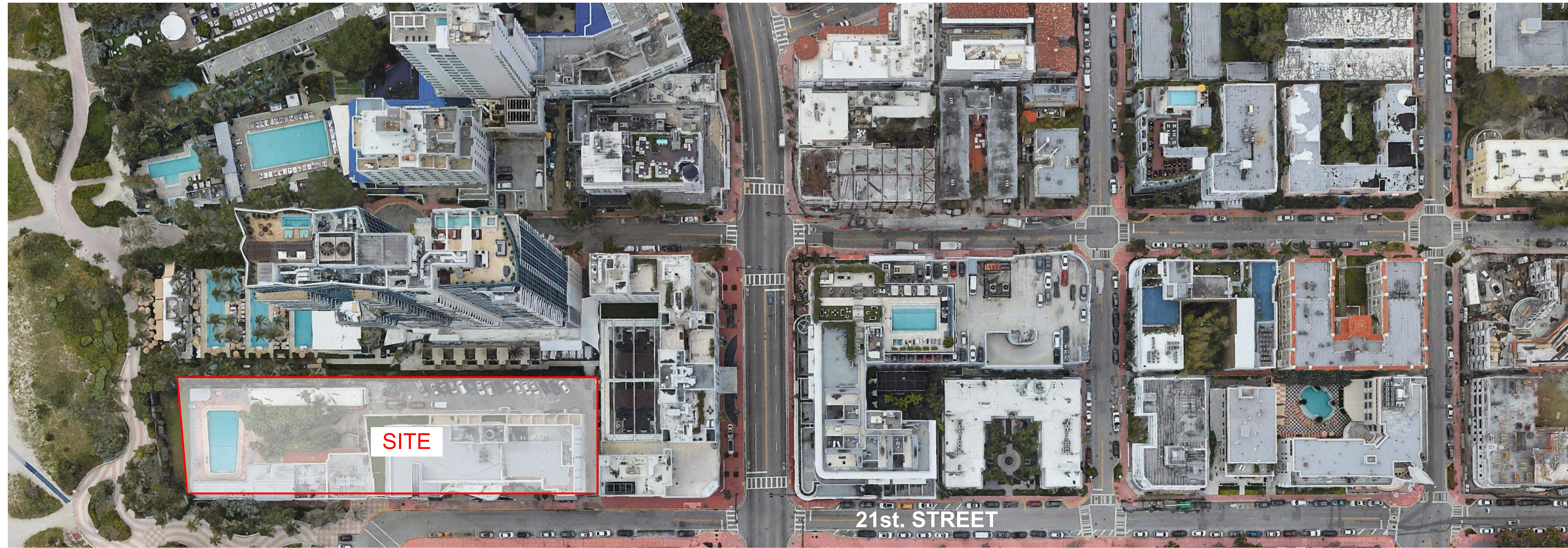
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**A-011**









**BVLGARI HOTEL & RESORT**

SETAIL HOTEL

BOULAN HOTEL

SOUTH BEACH HOTEL

ABBY HOTEL

ANSONIA HOTEL

PLYMOUTH HOTEL

COLLINS AVENUE

LIBERTY AVENUE

20th STREET

CONTEXT ELEVATION 21st. STREET

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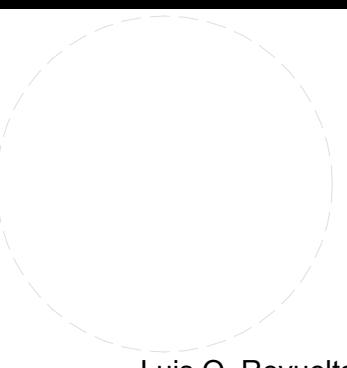
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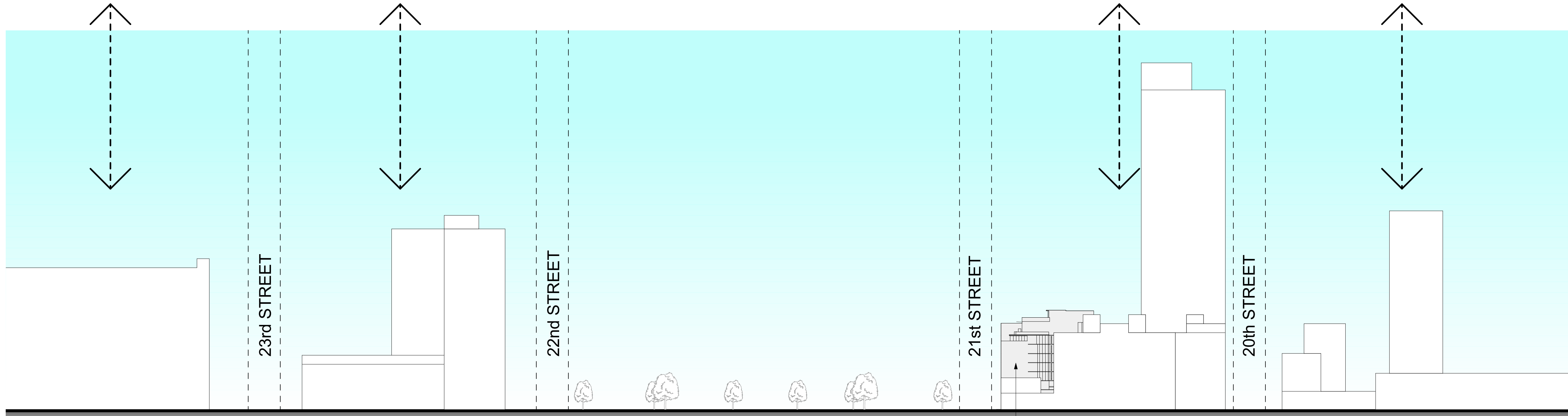
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CONTEXT ELEVATION 21st. STREET

Sheet No.

**A-013**





RONEY PALACE CONDOMINIUM      W HOTEL SOUTH BEACH      COLLINS PARK      BVLGARI HOTEL & RESORT      SHORECLUB SOUTH BEACH

**CONTEXT ELEVATION COLLINS AVE.**

6      5      4      3      2      1

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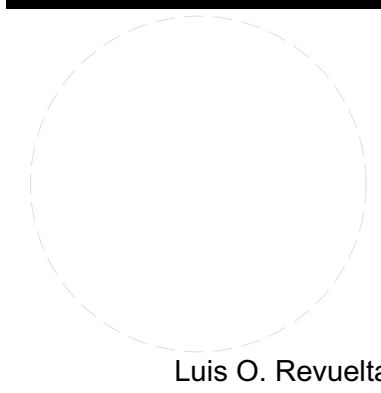
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**CONTEXT ELEVATION COLLINS AVE.**

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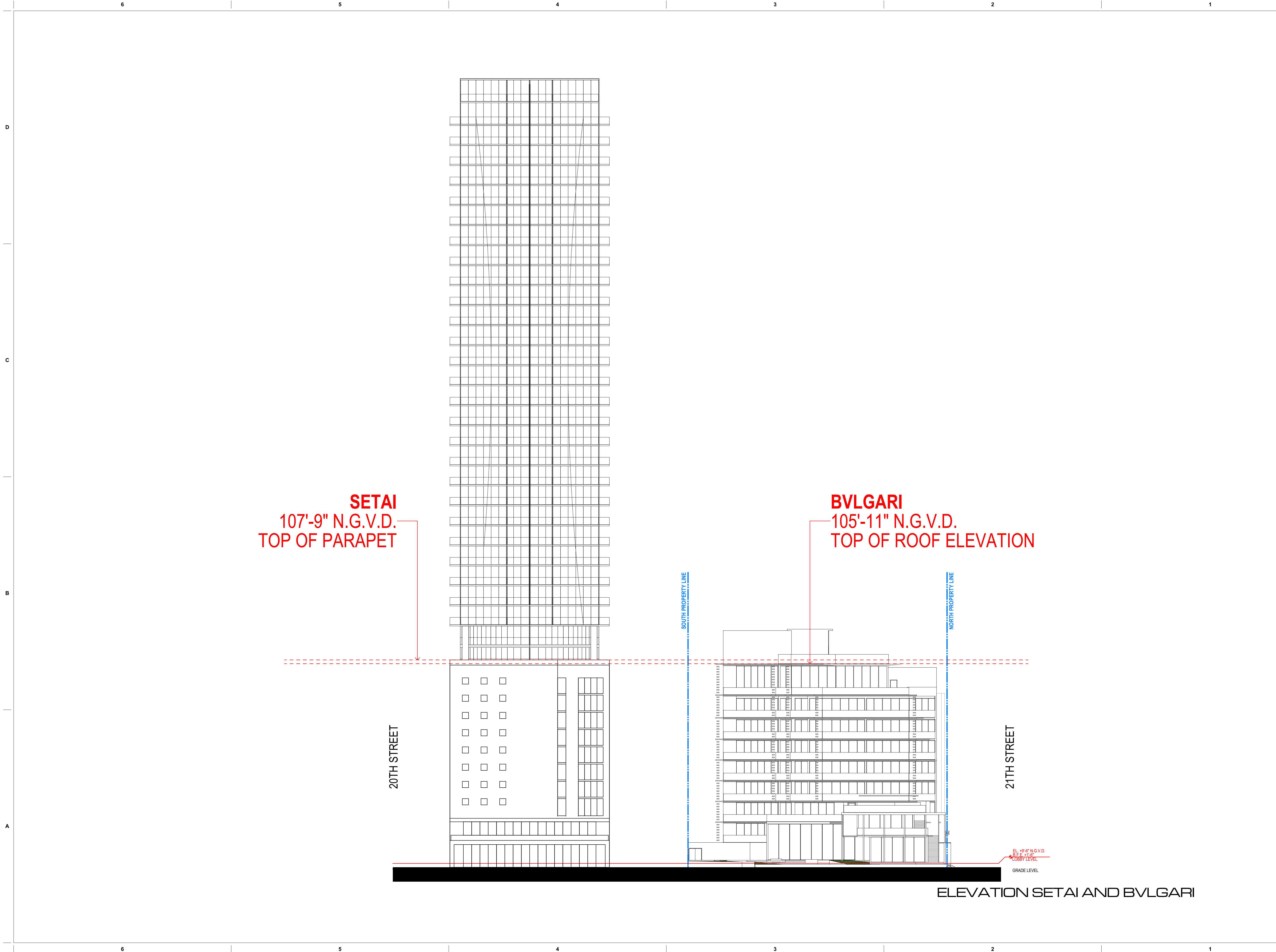
**A-014**







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**SETAI**  
107'-9" N.G.V.D.  
TOP OF PARAPET

**BVLGARI**  
105'-11" N.G.V.D.  
TOP OF ROOF ELEVATION

20TH STREET

21TH STREET

SOUTH PROPERTY LINE

NORTH PROPERTY LINE

EL. +0' N.G.V.D.  
BY F.A.W.  
LOBBY LEVEL

GRADE LEVEL

ELEVATION SETAI AND BVLGARI

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ELEVATION SETAI AND BVLGARI

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# BUILDING DATA COMPARISON

## SETAI

F.A.R. 4.24

HEIGHT 393'-7" N.G.V.D.  
HIGHEST ARCH. PROJECTION

38 FLOORS

## BVLGARI

F.A.R. 2.0

HEIGHT 122'-8"  
HIGHEST ARCH. PROJECTION (PROPOSED)

9 FLOORS

SETAI AND BVLGARI DATA COMPARISON

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SETAI AND BVLGARI DATA  
COMPARISON

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CONTEXT IMAGES - BOARDWALK VIEW

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CONTEXT IMAGES - BOARDWALK  
VIEW

Sheet No.

**A-018**



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CONTEXT IMAGES - COLLINS AVE. VIEW

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Sheet Name

CONTEXT IMAGES - COLLINS AVE.  
VIEW

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**A-019**

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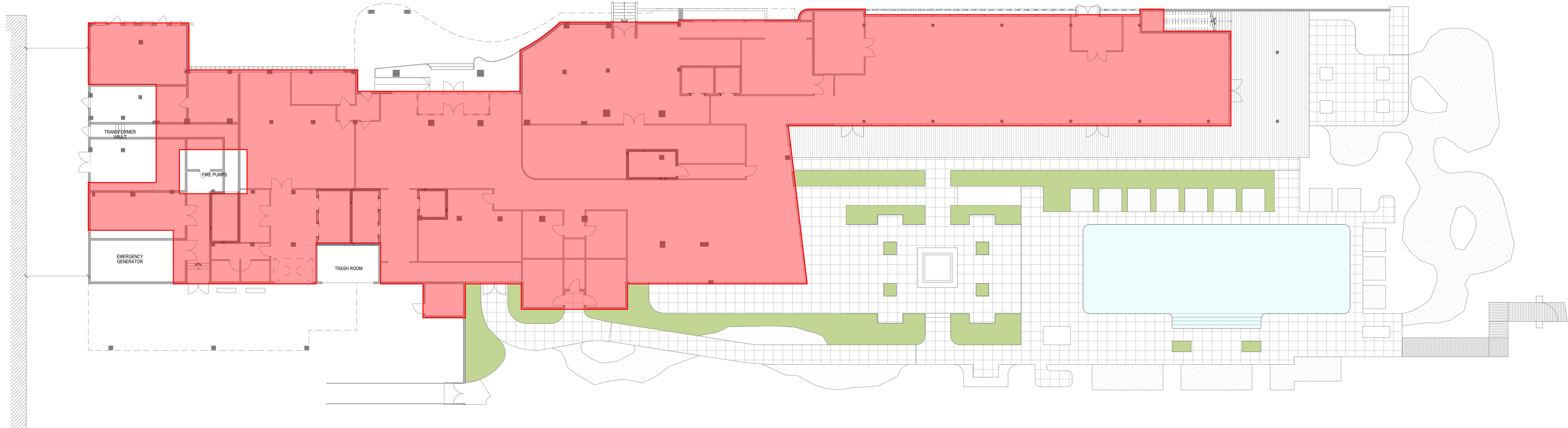
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FAR = 19,845 SF  
**GROUND LEVEL**  
 SCALE: 1" = 20'



FAR = 15,627 SF  
**LEVEL 2**  
 SCALE: 1" = 20'

PROPOSED F.A.R.

**F.A.R. DIAGRAMS - PROPOSED**

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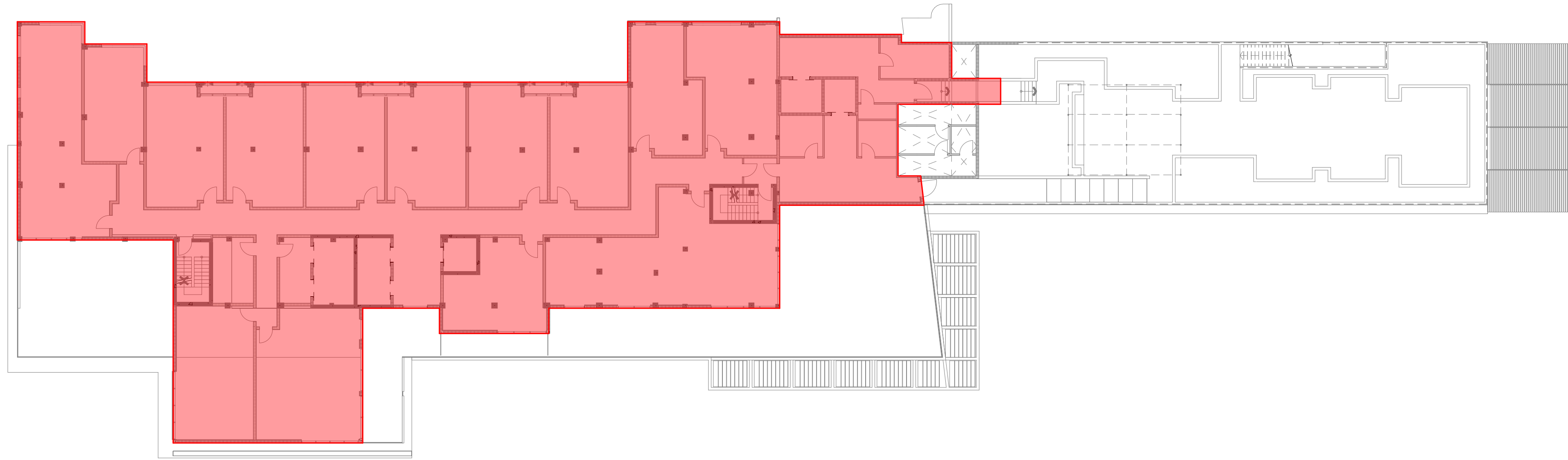
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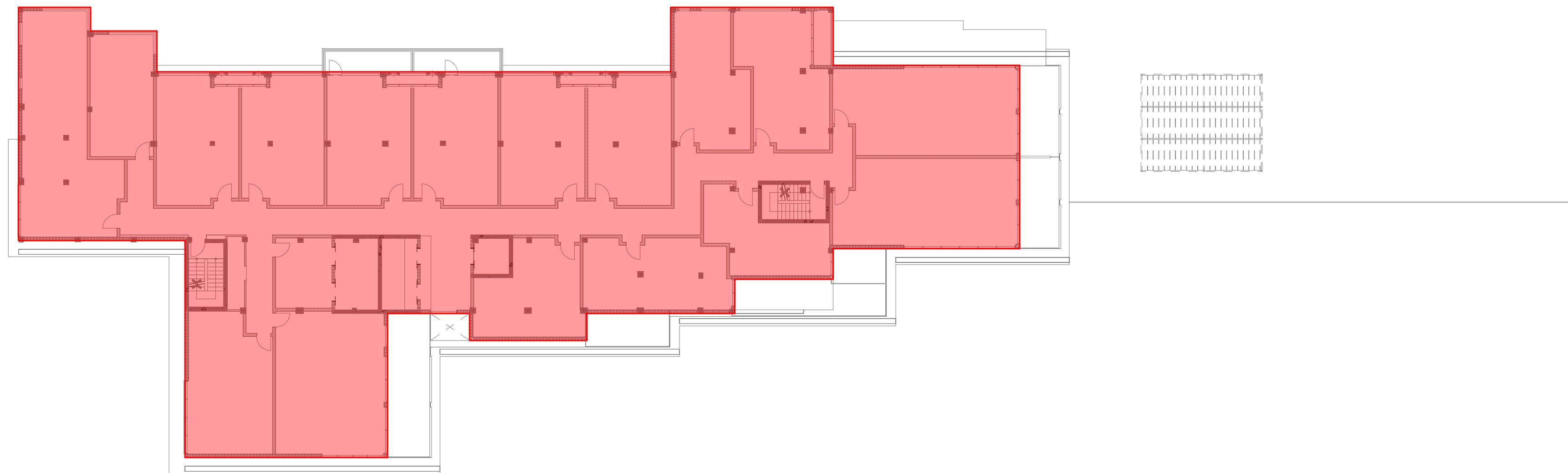
**A-020**



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FAR = 13,809 SF  
 LEVEL 3  
 SCALE: 1" = 20'



FAR = 13,896 SF  
 LEVEL 4  
 SCALE: 1" = 20'

PROPOSED F.A.R.

F.A.R. DIAGRAMS - PROPOSED

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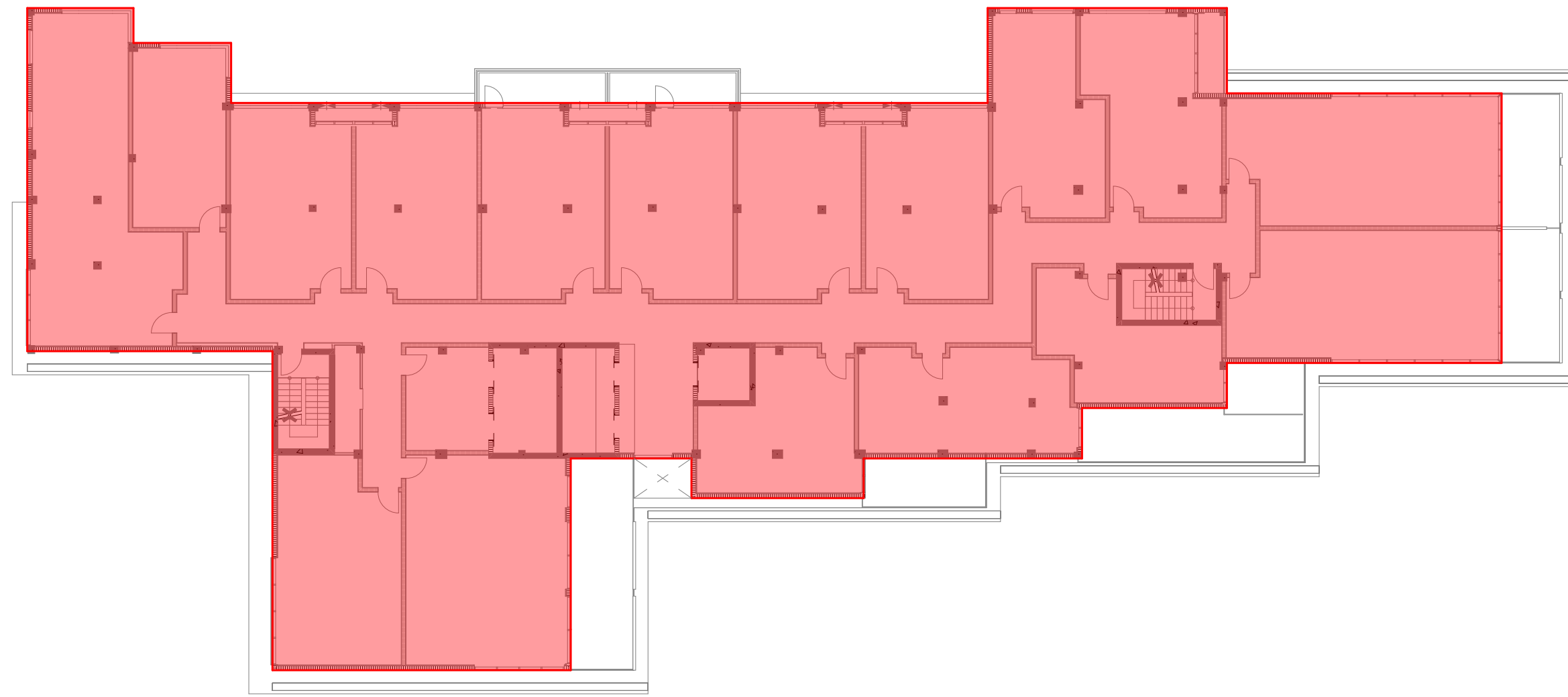
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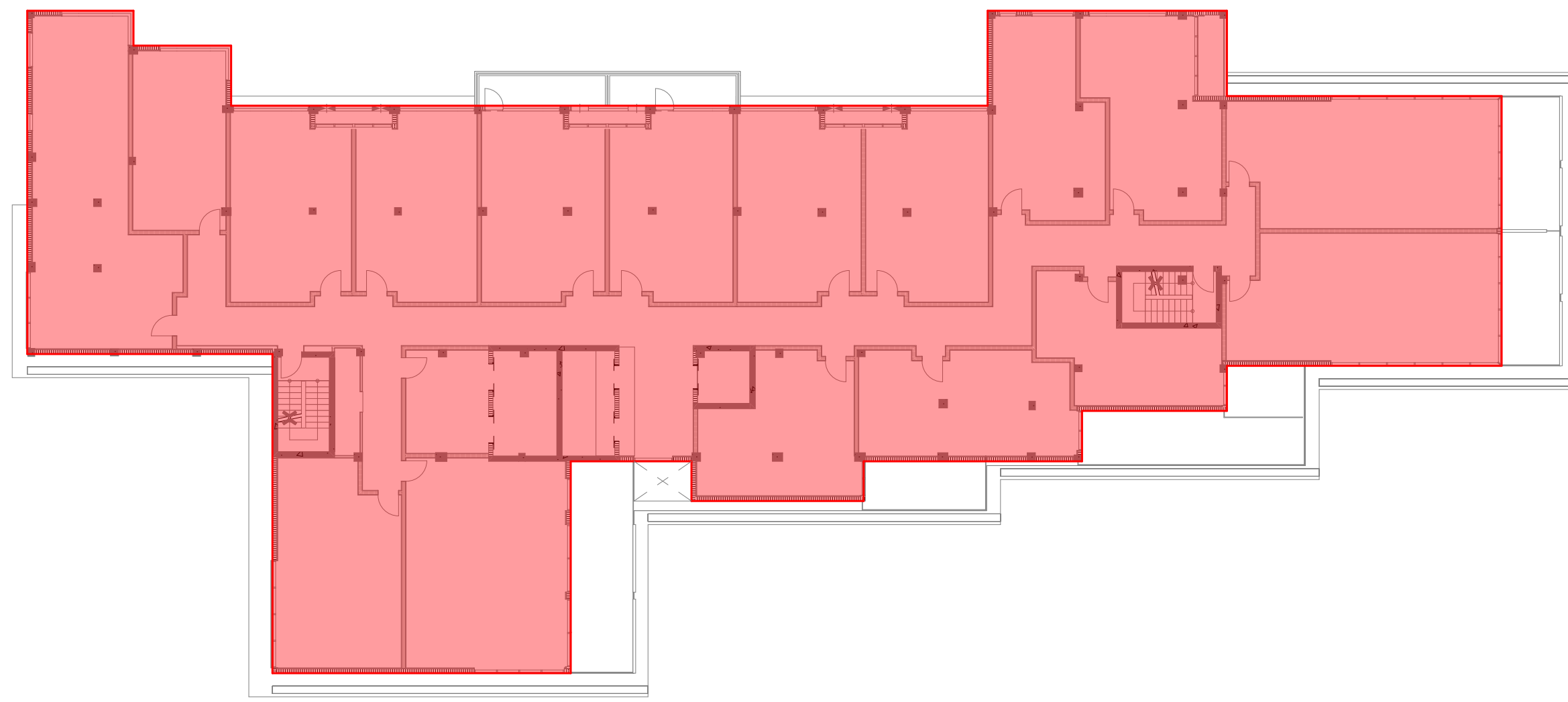
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NOT FOR CONSTRUCTION



FAR = 13,896 SF  
 LEVEL 5  
 SCALE: 1" = 20'



FAR = 13,896 SF  
 LEVEL 6  
 SCALE: 1" = 20'

PROPOSED F.A.R.

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Revisions

Owner Information

**BHI Miami Limited Corp.**  
 1521 Alton Rd,  
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 (786) 785-6504

Consultant

Luis O. Revuelta  
 AR-007972

HPB SET

Date

03/05/2021

Scale

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Project No.

2005

Sheet Name

F.A.R. DIAGRAMS - PROPOSED

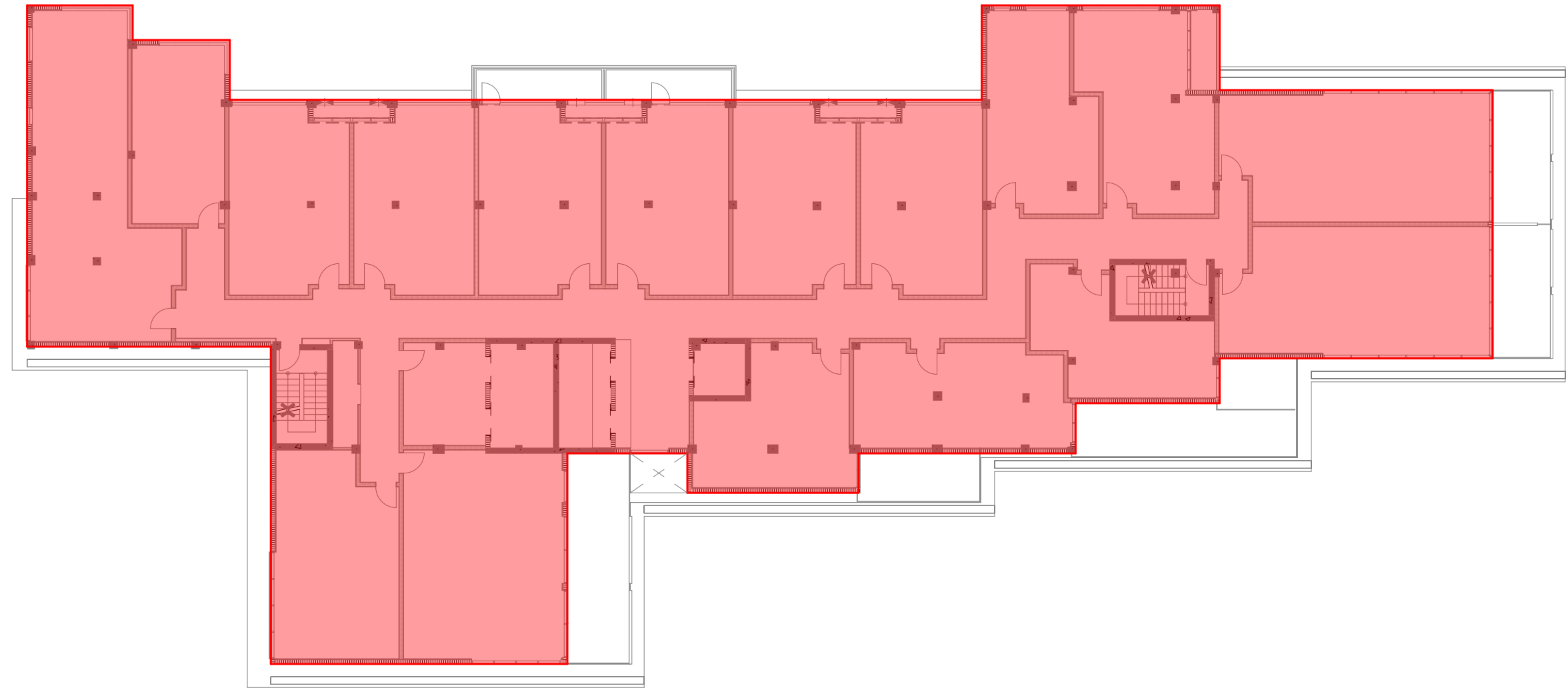
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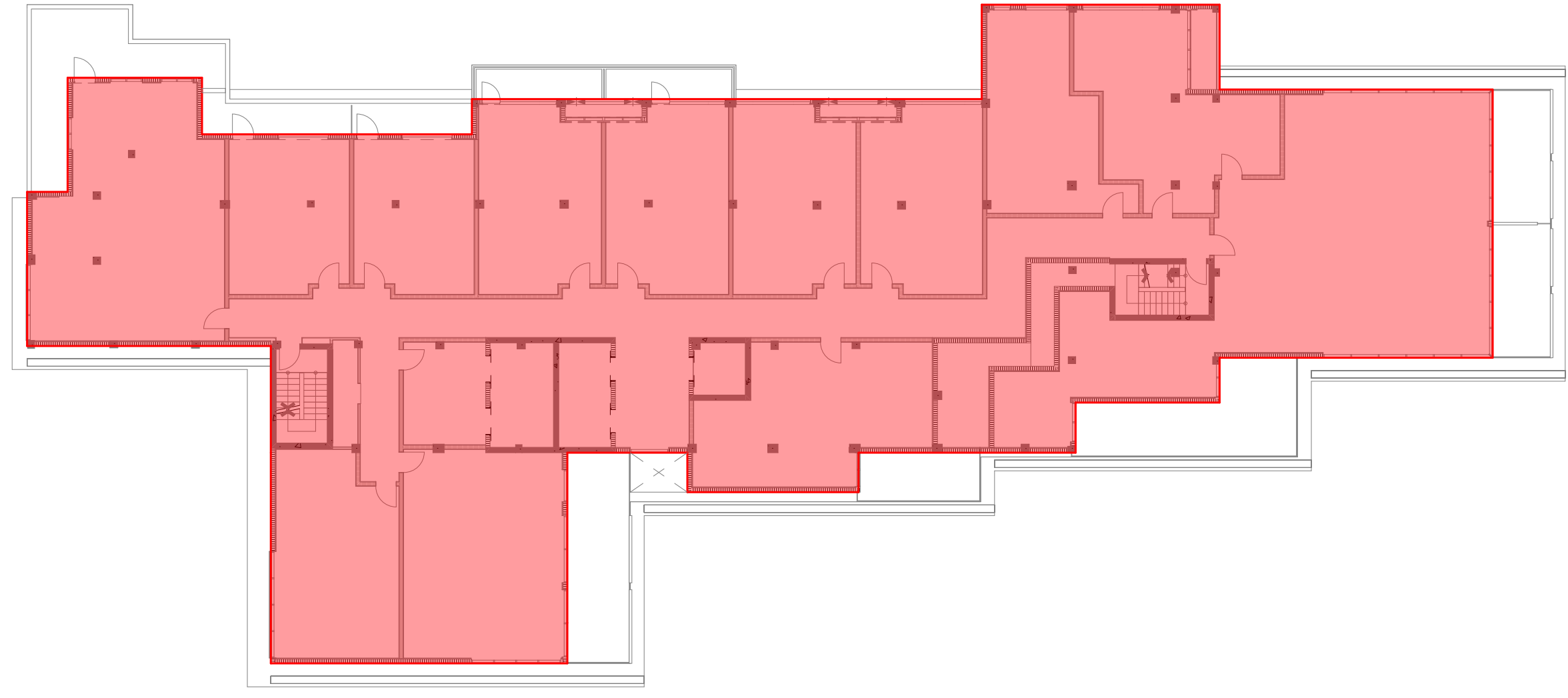


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FAR = 13,896 SF  
 LEVEL 7  
 SCALE: 1" = 20'



FAR = 13,257 SF  
 LEVEL 8  
 SCALE: 1" = 20'

PROPOSED F.A.R.

F.A.R. DIAGRAMS - PROPOSED

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DESIGN ARCHITECT

CITTERIO-VIEL  
 & PARTNERS

Project

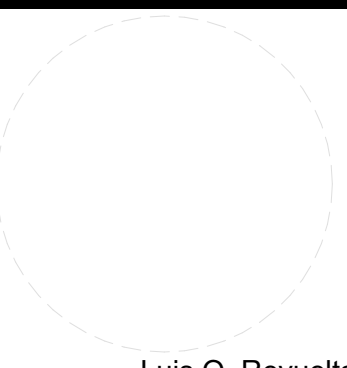
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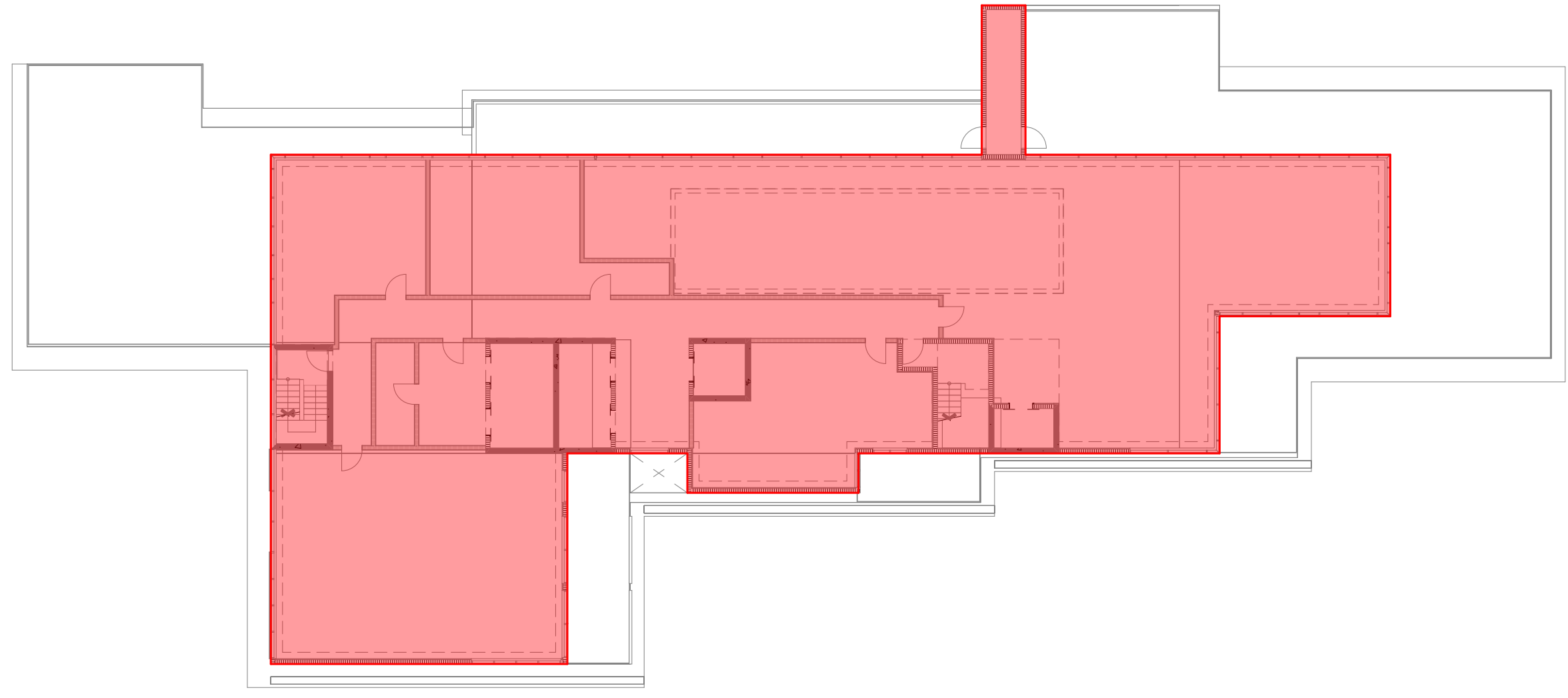
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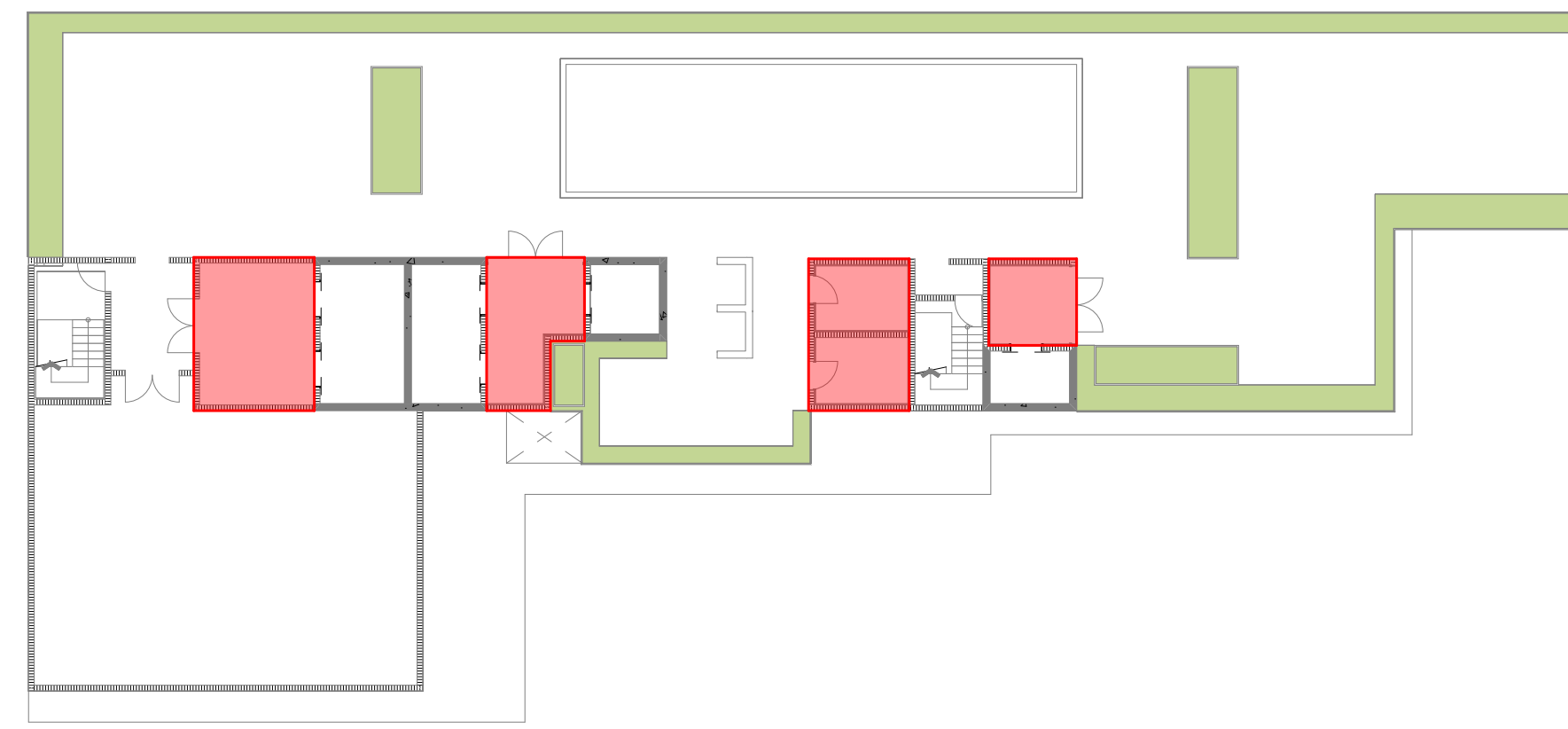


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FAR = 9,441 SF  
 LEVEL 9  
 SCALE: 1" = 20'



FAR = 745 SF  
 ROOF LEVEL  
 SCALE: 1" = 20'

PROPOSED F.A.R.

PROPOSED F.A.R.	
LEVEL	AREA
GROUND LEVEL	19,845
LEVEL 2	15,627
LEVEL 3	13,809
LEVEL 4	13,896
LEVEL 5	13,896
LEVEL 6	13,896
LEVEL 7	13,896
LEVEL 8	13,257
LEVEL 9 (EXIST. ROOF)	9,441
ROOF LEVEL	745
	<b>128,308 sq ft</b>

ALLOWABLE (AFTER STREET VACATION) **130,194 sq ft**  
 F.A.R. DIAGRAMS - PROPOSED

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DESIGN ARCHITECT

**CITTERIO-VIEL  
 & PARTNERS**

Project

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 DN: cn=Luis O. Revuelta, o=Revuelta Architecture International, ou=Revuelta Architecture International, email=Luis.O.Revuelta@revuelta.com, serial=2021030809442110500  
 Reason: I am the author of this document.  
 Date: 2021.03.08 09:44:21-0500

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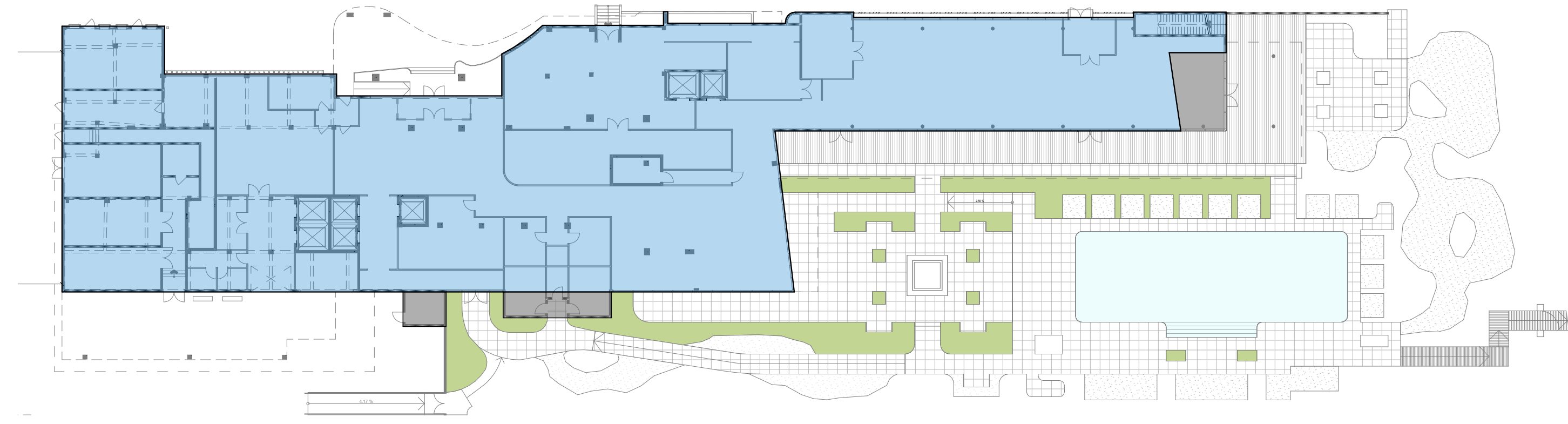
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Sheet No.

**A-024**



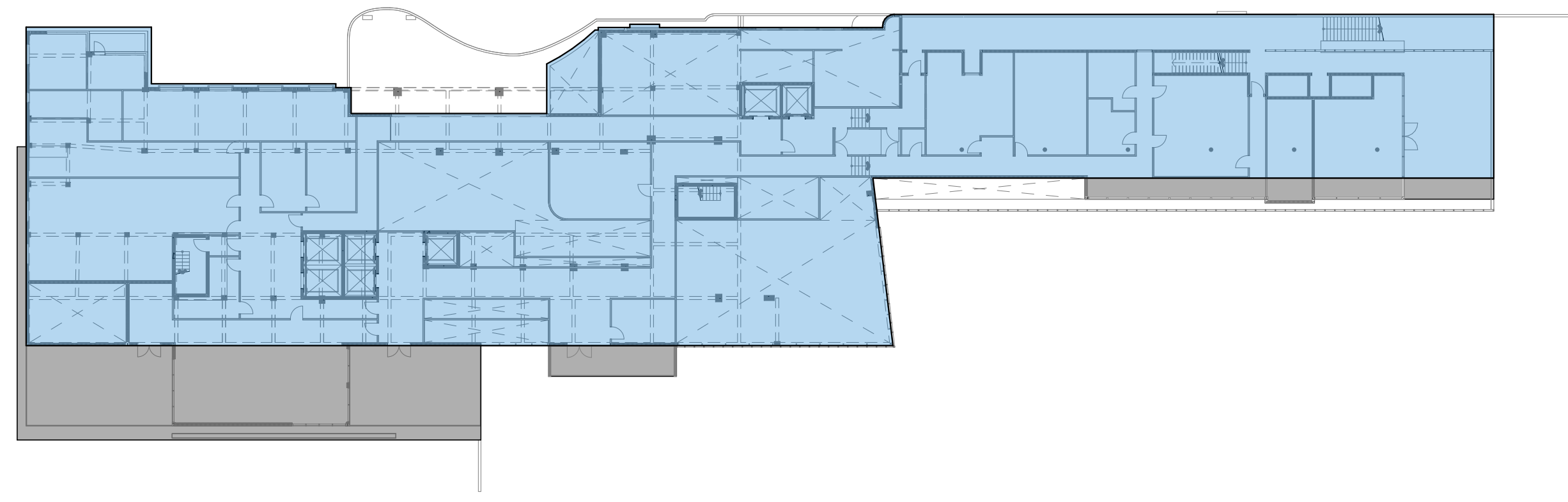
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**GROUND LEVEL**

SCALE: 1/32" = 1'-0"

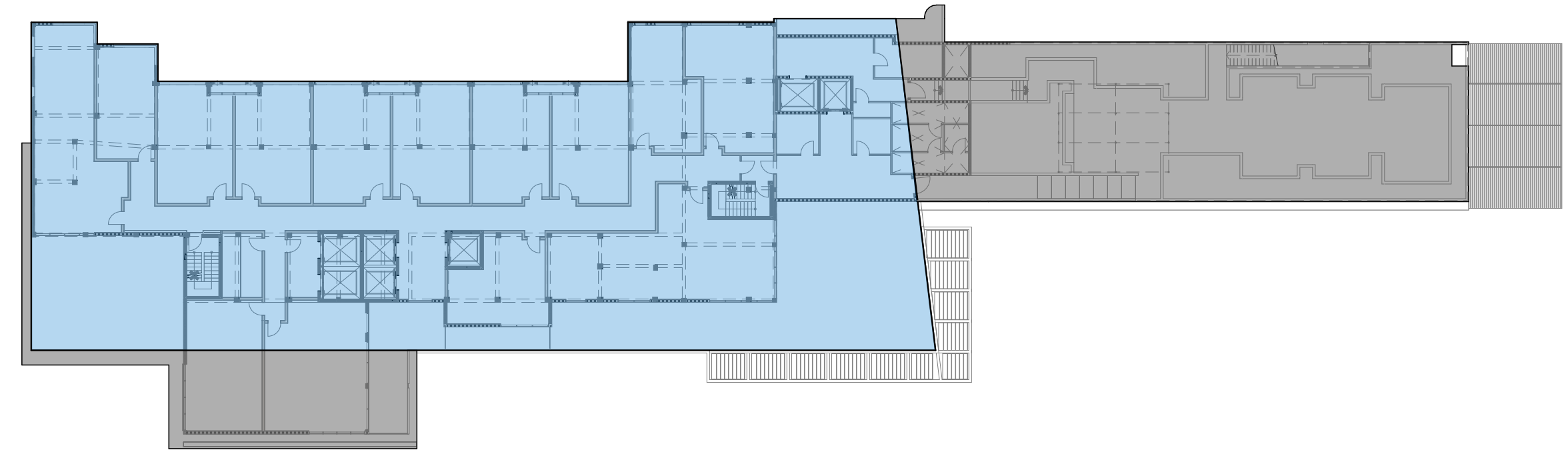
GROSS TO REMAIN = 20,877 SF  
GROSS NEW = 790 SF



**LEVEL 2**

SCALE: 1/32" = 1'-0"

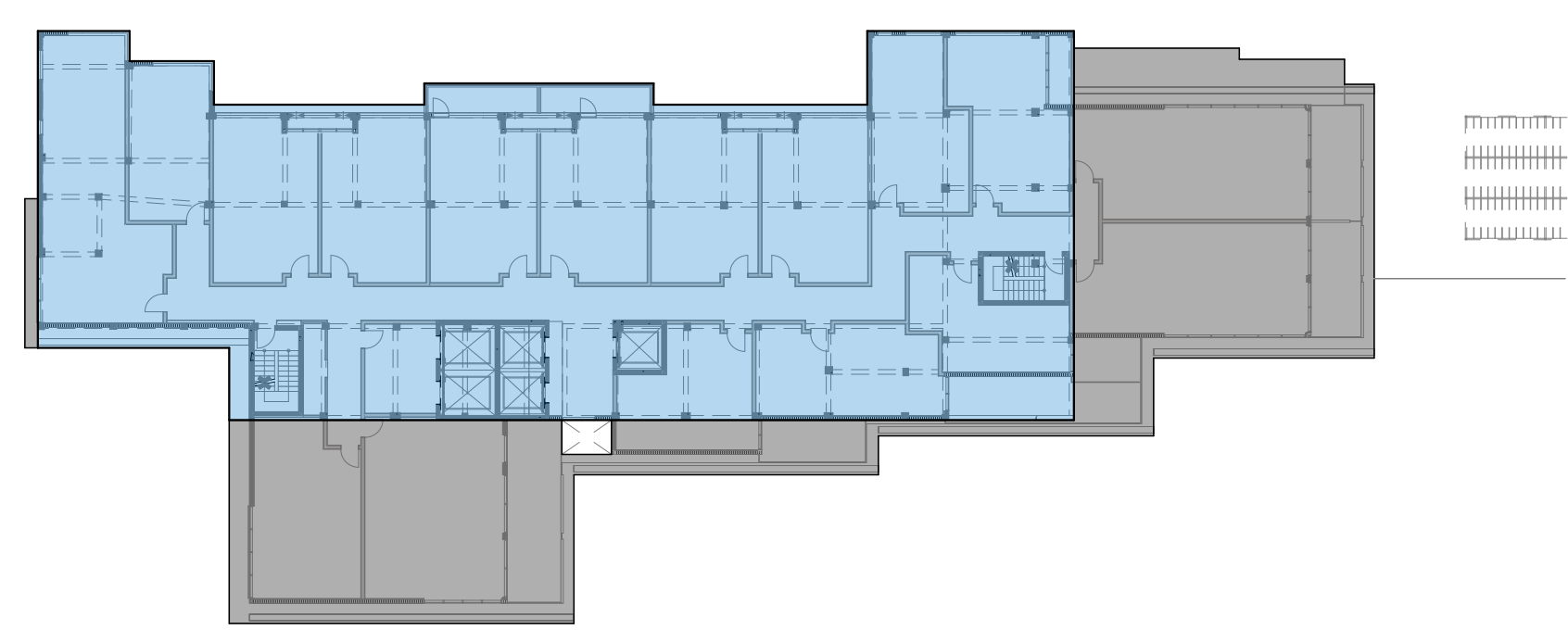
GROSS TO REMAIN = 23,346 SF  
GROSS NEW = 3,959 SF



**LEVEL 3**

SCALE: 1/32" = 1'-0"

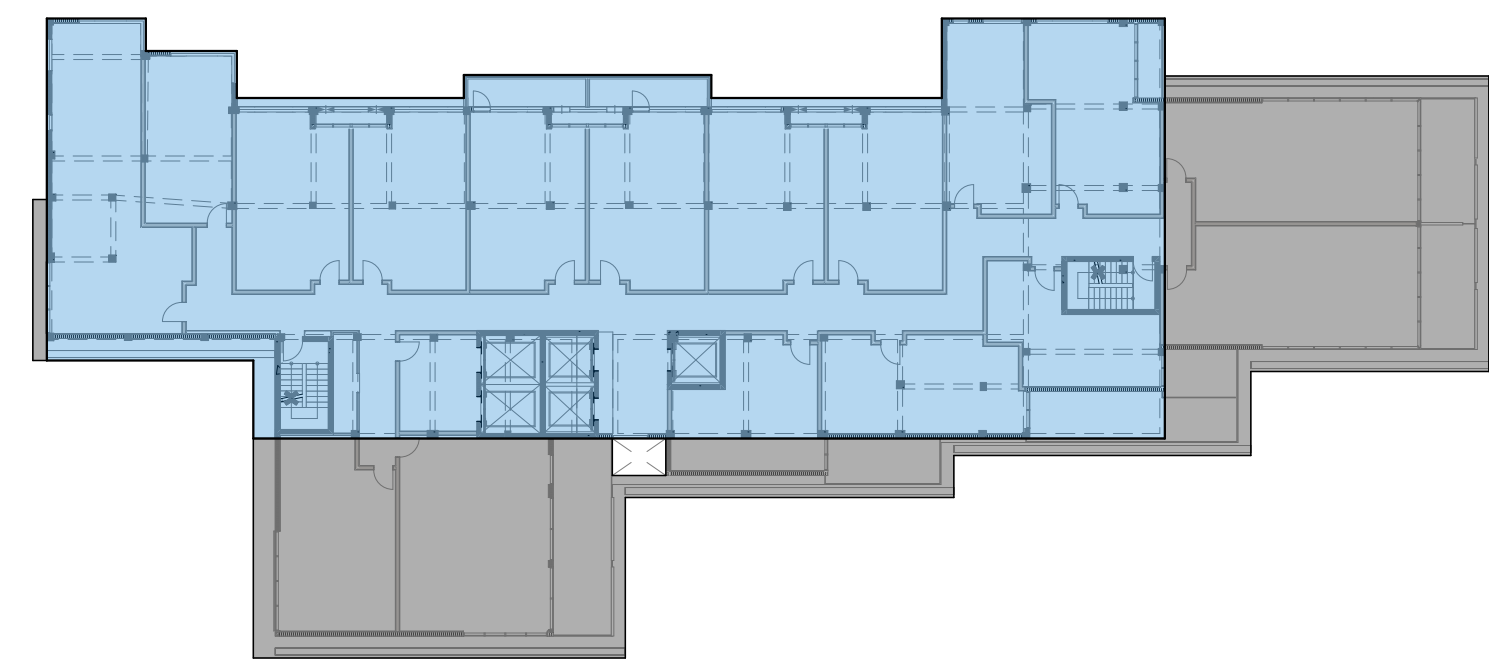
GROSS TO REMAIN = 16,349 SF  
GROSS NEW = 7,439 SF



**LEVEL 4**

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 11,115 SF  
GROSS NEW = 6,053 SF



**LEVEL 5**

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 11,115 SF  
GROSS NEW = 5,774 SF



**LEVEL 6**

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 11,115 SF  
GROSS NEW = 5,774 SF

EXISTING GROSS AREA TO REMAIN  
PROPOSED NEW GROSS AREA

**GROSS DIAGRAMS - PROPOSED**

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DESIGN ARCHITECT

**CITTERIO-VIEL  
& PARTNERS**

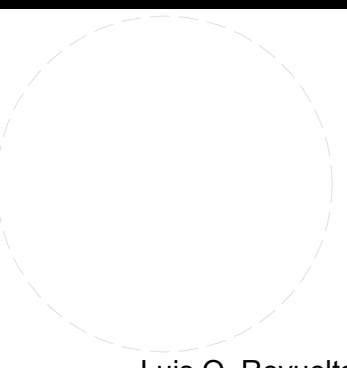
Project

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Consultant



Luis O. Revuelta

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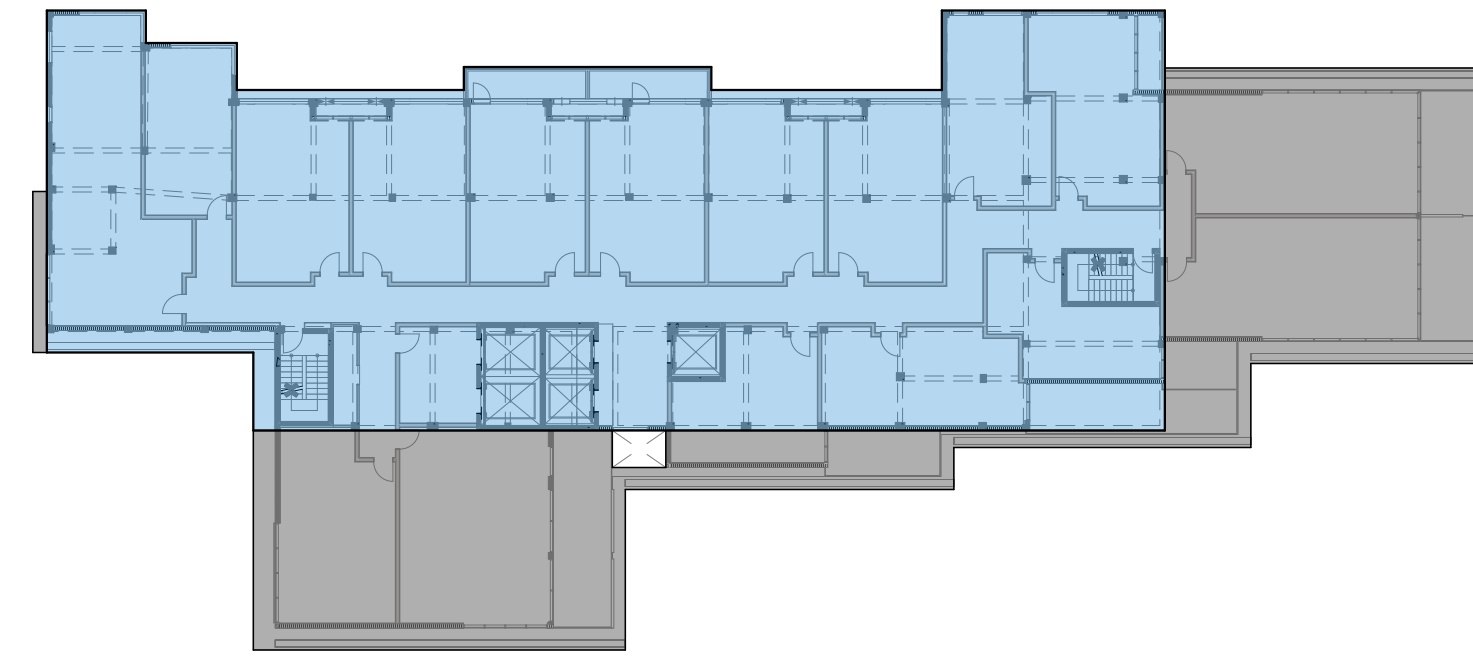
GROSS DIAGRAMS - PROPOSED

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**A-025**



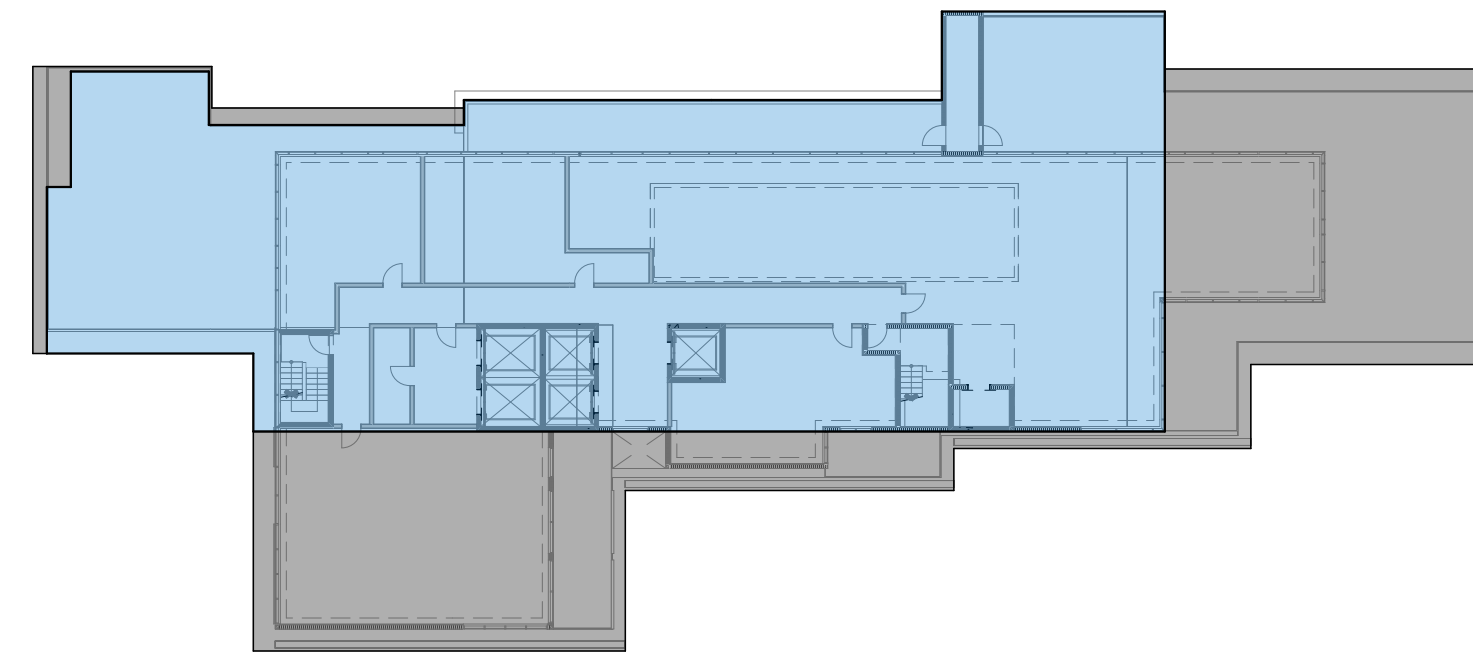
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### LEVEL 7

SCALE: 1/32" = 1'-0"

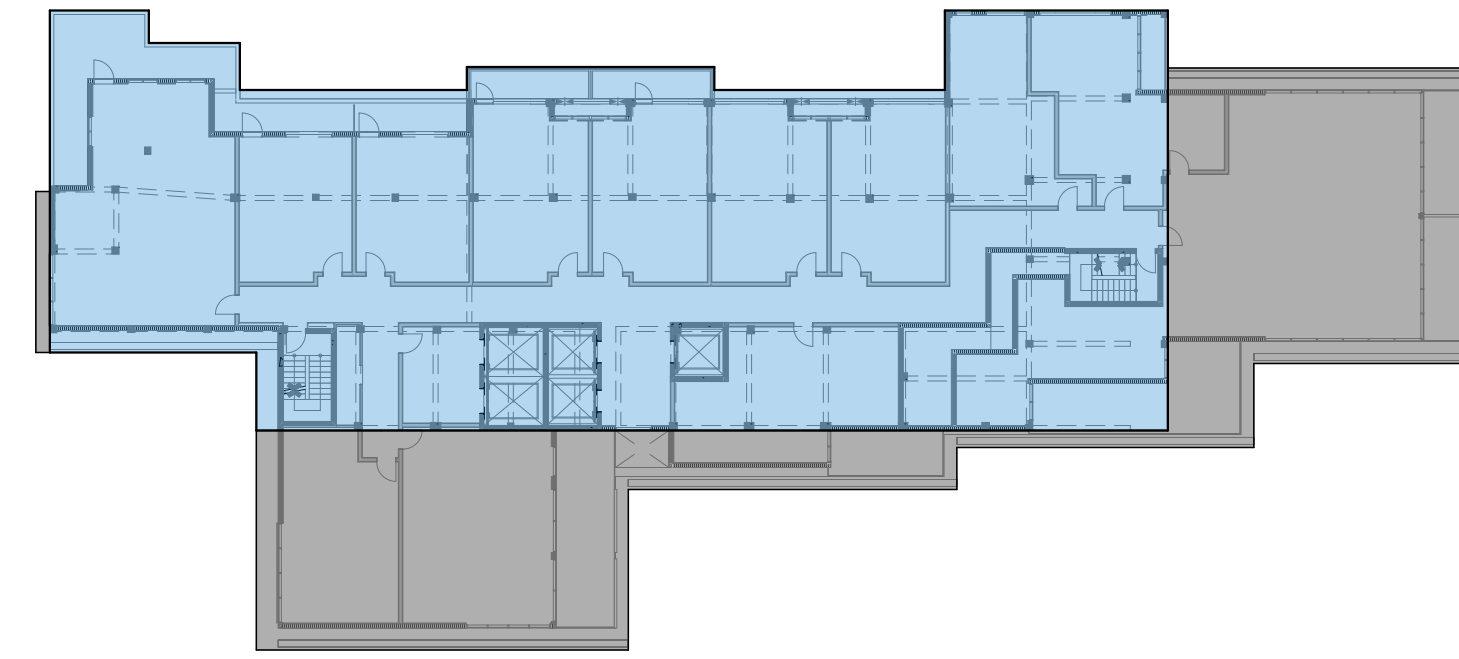
GROSS TO REMAIN = 11,115 SF  
GROSS NEW = 5,774 SF



### LEVEL 9

SCALE: 1/32" = 1'-0"

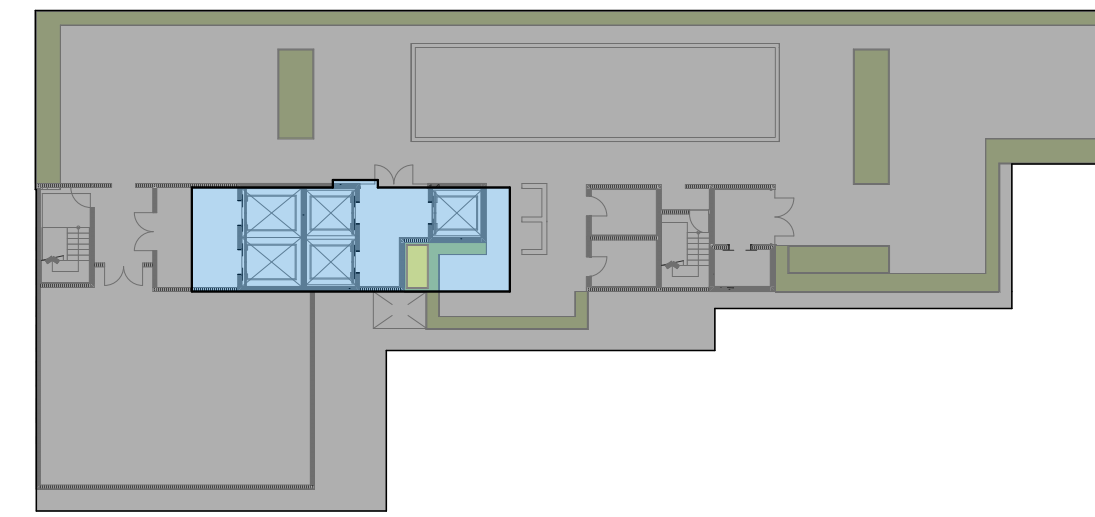
GROSS TO REMAIN = 10,270 SF  
GROSS NEW = 6,101 SF



### LEVEL 8

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 11,115 SF  
GROSS NEW = 5,829 SF



### ROOF LEVEL

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 928 SF  
GROSS NEW = 9,986 SF

EXISTING GROSS AREA TO REMAIN  
 PROPOSED NEW GROSS AREA

GROSS AREA - EXISTING TO REMAIN	
LEVEL	AREA
GROUND LEVEL	20,877
LEVEL 2	23,346
LEVEL 3	16,349
LEVEL 4	11,115
LEVEL 5	11,115
LEVEL 6	11,115
LEVEL 7	11,115
LEVEL 8	11,115
LEVEL 9 (EXIST. ROOF)	10,270
ROOF LEVEL	928
	<b>127,345 sq ft</b>

GROSS AREA - NEW	
LEVEL	AREA
GROUND LEVEL	790
LEVEL 2	3,959
LEVEL 3	7,439
LEVEL 4	5,990
LEVEL 5	5,774
LEVEL 6	5,774
LEVEL 7	5,774
LEVEL 8	5,829
LEVEL 9 (EXIST. ROOF)	6,101
ROOF LEVEL	9,986
	<b>57,416 sq ft</b>

## GROSS DIAGRAMS - PROPOSED

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DESIGN ARCHITECT

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& PARTNERS

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Consultant

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ou=Revuelta Architecture  
International, o=Revuelta  
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