



ARCHITECTURE INTERIOR DESIGN PLANNING

HPB21-0457 RITZ / SAGAMORE

CITY OF MIAMI BEACH COMMENT RESPONSE

Comments issued on August 27.

1. Survey does not clearly show property lines, lot width, and lot area. Indicate this information on page LS-3401. Indicate and label bulkhead line. Provide dimension between erosion control line and bulkhead line. – **Provided on revised survey**
2. Provide elevation of the sidewalk at the center /front of the property. – **Provided on revised survey**
3. If variances are requested provide a variance page(s), as necessary, to clearly indicate location and description of the variances requested. – **See revised letter of intent**
4. There are other modifications noted on plans to the Ritz-Carlton structures not indicated in letter of intent, such as: new bicycle storage, removal of parking spaces and addition of new rooms at ground floor, addition from 5-17th level at the rear of the existing structure. Provide an itemized list of all changes per floor. Changes shall be indicated on each floor plan and clearly shading the changes. Include changes at the rear of the property. – **See revised letter of intent**
5. Revise demo plans to show modifications on the Ritz- Carlton. – **Refer to revised demo sheets D1.01-D1.11 & D4.00-D4.01**
6. Missing demo plan of the rear yard. – **Refer to revised demo sheets D1.01**
7. Revise FAR drawings. Recessed balconies, enclosed on 3 sides count in FAR. Stairs/steps covered above count in FAR. – **Noted. Refer to revised Demo plans D1.09-D1.11 balconies have been reduced in size to eliminate the three-sided balcony condition.**
8. Proposed FAR, part of the project shall be noted with a different color on page A1.21, A1.22 – **Refer to revised FAR sheets A1.20-A1.29**
9. Lot coverage does not apply to the RM-3 district. – **Sheet has been removed**
10. Label new bicycle storage on page A2.00. – **Noted refer to revised sheet A2.00 & A2.01**
11. Indicate finish floor elevation of the new FPL room in basement level. – **Refer to Sheet A2.00 & A2.21**
12. Remove landscape from page A2.01. Indicate with a different shade area of new construction in all floor plans. – **Confirmed**
13. All structures, cabanas, decks, trellis shall be setback 10'-0" from the bulkhead line and 15'-0" from the north and south property lines. – **All cabanas, decks and trellis comply with section 142 – 774 and Section 142-802**
14. Outdoor bars shall comply with section 142-1109. – **Outdoor bars comply with Section 142-1109; all counters are screened from Public Right of Way with landscaping**



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15. Provide detailed drawings of the existing and proposed improvements in the Oceanfront Overlay (50'-0") from Bulkhead line showing compliance with all requirements. Calculations and diagrams provided on page L-1.11 are not clear. The area shall be fully dimensioned. – Refer to revised sheets Landscape Sheets
16. Provide detailed drawings of the proposed improvements in the Dune Overlay district showing compliance with all requirements. – Refer to revised sheets Landscape Sheets
17. A separate diagram showing calculations of maximum area allowed for structures in the rear yard (100'-1") from the erosion control line shall be provided. Building, structures, cabanas cannot exceed 30% of the total area, separately decks cannot exceed 30% of the total area. Walkways with a maximum 44" are allowed and count as open space. 4'-0" around the pool count as open space, pool water count as open space. – Refer to revised sheets Landscape Sheets
18. Provide finish floor elevation of all structures, decks, walkways, etc in the Oceanfront and Dune overlay districts. – Refer to revised sheets Landscape Sheets and A2.01
19. Provide a section drawing thru the basement on the north side. – Refer to sheet A5.01
20. Provide section and elevation drawings of all structures in the rear yard. – Refer to Sheet A6.05 – A6.08
21. It is not clear location of the structures noted on pages A6.05 and A6.06. Detailed plans shall be provided indicating setbacks to the edge of the structure. – Refer to Sheet A6.05 – A6.08
22. Provide a detailed floor plan, elevations and section drawings showing setbacks and dimensions of all improvements on the northeast side at the ground level. Do not include landscape. – Refer to sheets A4.20-A4.22 for enlarged elevations

SUBJECT: HPB21-0457

Please provide a narrative response to the comments listed below.

1. DEFICIENCIES IN PRESENTATION

- a. Historic resources report – pg.11, town and country club no longer exist. The rear wings are additions to the DiLido hotel and should not be listed as separate building. – Refer to revised reports
- b. The rooftop addition at the roof of the north ritz wing is not permitted. – Refer to demolition plans D1.00-D1.11 & D4.00 & D4.01 (NOTE: All level 5 areas are part of ground up addition)
- c. Provide enlarged demolition plans of the original Sagamore hotel building – Refer to enlarged demo plans D1.01.1 – D1.06.1
- d. Provide demolition elevations drawings. -Refer to demo elevation drawings D4.00 & D4.01
- e. Provide larger scale elevation drawings of the proposed tower addition. 1 per page. - Refer to enlarged elevation sheet A4.30-A4.33
- f. Provide a preliminary construction methodology for how the addition will be constructed without any adverse impact to the surrounding buildings. – Refer to Methodology Statement Exhibit



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g. The survey information is printing very dark on the proposed overall floor plans. – **Noted graphics have been adjusted on all sheets**

h. Sheet A2.30 is illegible, remove landscaping. Provide setbacks to north side property lines for all encroachments. – **Noted refer to revised sheet A2.30**

i. The scope of work for the rear façade of the original Sagamore building is not clear. – **Refer to enlarged elevations Sheet A4.31**

j. Provide a sheet with proposed materials and finishes – **Refer to material sheet A4.06A**

k. Clarify the vertical elements on the west façade of the tower – **Refer to material sheet A4.06A**

2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends that the Collins Avenue façade be restored consistent with the photo on page 12 of the Sagamore historic resources report – **Noted. However, this will require the total demolition of the 5th and 6th floor of the existing Sagamore structure and this is not part of the project program at this time.**
- b. Staff recommends that the architect provide a statement and or graphics explaining the design development of the new addition and how it relates to the contributing building on the site and the surrounding historic district. – **Refer to sheets A0.58 & A0.59**

Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'.

Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer.

The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name Description

Application Completed Land Use Board Application form including Exhibit A

LOI Letter of Intent

Checklist Pre-application Checklist

Labels Mailing Labels, List of Property Owners, Certified Letter and Map

BTR Copies of Previous Business Tax Receipts

Survey Recent Signed and Sealed Survey

Plans Architectural Plans and Exhibits

Landscape Landscaping Plans and Exhibits

HRRHistoric Resources Report

Microfilm Building Card and Microfilm

Traffic Traffic Study

Sound Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.



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3. Firat Akcay Ph: email: firatakay@miamibeachfl.gov

Transportation - LUB Review - Not Reviewed

Comments: General Correction:

Please see the list of items need to be provided for a complete study:

1. Please detail parking route, either via a map or narrative
2. Assume parking within garage to the furthest space for service time calculations.
3. If there will be a SMS Valet system or similar technology to increase efficiency of the program, please demonstrate assumptions made in valet calculation parameters.
4. Please detail loading operation, along with existing and future operation plan.
5. Please indicate short term and long term bicycle parking within the site plan or floor plans.
6. Please provide a brief TDM plan.

- For all comments refer to traffic study

4. Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov

HPB Admin Review - Fail

Comments: COMMENTS ISSUED BY 8/27/21

The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 9/13/2021

1. Advertisement - \$1,544
 2. Posting - \$103
 3. Mail Label Fee (\$5 per mailing label)
 4. Courier - \$ 70
 5. Board Order Recording - \$ 103
 6. Variance(s) - \$772 p/variance
 7. Sq. Ft Fee - \$.31 cents p/ Sq. Ft
- Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 9/15/2021
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In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 9/7/21, before 12 p.m. (Tardiness may affect being placed on the agenda):

NOTE: Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing.

The following must be submitted to the attention of Monique Fons -Planning Department. Please leave your package with Central

Services on the first floor of City Hall.

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated. (11x17)
- One (1) original signed, sealed and dated Survey. (11x17)



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- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels
- CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB). C.Ds will be checked at time of drop off -anything larger than 20MB will not be accepted.
- 14 Copies of all original documents

NOTE: Please make sure you identify the final submittal by the file number at time of drop off.

(Attn: Planning Department – Monique Fons)







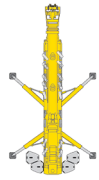

Please email label documents in excel format.

Should you have any further questions, please contact me.

moniquefons@miamibeach.gov

RITZ RESERVE/SAGAMORE - MIAMI BEACH, FL
PRELIMINARY CONSTRUCTION LOGISTICS

LEGEND

-  - 6' PERIMETER FENCING w/ SCREEN
-  - CONSTRUCTION TRAFFIC
-  - DUMPSTER
-  - VEHICLE TRACKING PAD
-  - FLAGMAN
-  - TOWER CRANE
-  - DERRICK CRANE
-  - DOUBLE BUCK HOIST AND RAMP



NOTES

GROUND FLOOR TO BE USED AS CONSTRUCTION TRAFFIC PASS THRU.

NOTES

CONSTRUCTION PARKING WILL BE OFF-SITE IN A LOCAL PARKING FACILITY.

NOTES

PLAZA IS WORKING WITH SUBCONTRACTORS TO ESTABLISH A PLAN TO LOCATE THE LARGE DEEP PILE RIG IN THE BACKYARD. THIS WILL REQUIRE SPECIAL APPROVAL AND COORDINATION WITH THE CITY OF MIAMI BEACH TO ACCESS THE PROPERTY FROM THE BEACH SIDE.

SIGNAGE

