

Rev.	Date	Rev.	Date

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**Ritz-Sagamore**  
 1 Lincoln Road  
 Miami Beach, FL 33139

**Owner:** Di Lido Beach Resort LLC.  
**Name:** EBJ Sagamore LLC.  
**Address:** Sobe Sky Development LLC.  
**Address:** Di Lido Beach Resort Hotel Corporation  
**Tel:**  
**Email:**

**Consultant:** STUDIO MUNGE.  
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**Architect of Record:**  
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 Miami, Florida 33137 USA  
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09/07/21  
 KOBI KARP  
 Lic. # AR0012578

COVER  
 RITZ-SAGAMORE

Date	09-07-2021	Sheet No.	
Scale	-		A0.00
Project	2018		



# RITZ-SAGAMORE



EXISTING FAR TO REMAIN RITZ AND SAGAMORE BLDG				
RITZ HOTEL		Sagamore		
	FAR AREA	AMENITY FAR		FAR AREA
Basement	8,785 **	0	Basement	0 **
Ground	65,897	0	Ground	11,426
2nd Floor	55,783	10,073	2nd Floor	11,726
3rd Floor	50,242	9,927	3rd Floor	11,726
4th Floor	44,244	0	4th Floor	11,726
5th Floor	26,639	0	5th Floor	11,726
6th Floor	24,397	0	6th Floor	4,218
7th Floor	24,393	0	<b>Totals</b>	<b>62,548</b>
8th Floor	24,397	0		
9th Floor	24,327	0		
10th Floor	24,387	0		
11th Floor	24,383	0		
<b>Totals</b>	<b>417,874</b>		<b>Total FAR Existing</b>	<b>480,422</b>

PROPOSED AREAS - NEW TOWER						
LEVELS	UNITS	COMMON AREA+BOH	AMENITIES	NEW BRIDGE CONNECTION	NEW RESIDENTIAL UNITS	FAR
ROOF		1,380 SQ.FT.				
LEVEL 17	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.
LEVEL 16	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.
LEVEL 15	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.
LEVEL 14	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.
LEVEL 13	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.
LEVEL 12	6,688 SQ.FT.	1,395 SQ.FT.			4	8,083 SQ.FT.
LEVEL 11	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.
LEVEL 10	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.
LEVEL 9	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.
LEVEL 8	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.
LEVEL 7	6,653 SQ.FT.	1,430 SQ.FT.			4	8,083 SQ.FT.
LEVEL 6	6,487 SQ.FT.	1,596 SQ.FT.	7,509 SQ.FT.		4	8,083 SQ.FT.
LEVEL 5	-	1,596 SQ.FT.				9,105 SQ.FT.
LEVEL 4	3,387 SQ.FT.	1,430 SQ.FT.		378 SQ.FT.	1	4,817 SQ.FT.
LEVEL 3	3,407 SQ.FT.	1,670 SQ.FT.		378 SQ.FT.	1	5,455 SQ.FT.
LEVEL 2	-	-				378 SQ.FT.
LEVEL 1	-	3,962 SQ.FT.				3,962 SQ.FT.
<b>TOTALS</b>	<b>86,674 SQ.FT.</b>	<b>27,154 SQ.FT.</b>	<b>7,509 SQ.FT.</b>	<b>756 SQ.FT.</b>	<b>50</b>	<b>120,713 SQ.FT.</b>

PROPOSED PROJECT FAR	
RITZ	417,873 SQ.FT.
SAGAMORE	62,548 SQ.FT.
TOWER	120,713 SQ.FT.
<b>GRAND TOTAL</b>	<b>601,134 SQ.FT.</b>

Seating / O.C.C Chart / Parking					
RITZ					
Floor Level	Room Name	Area	Existing Seats/Occupants	Proposed Seats/Occupants	Parking Required
Ground	New Retail from 1999 Permit	2,819 SF			8
	Lobby Bar	In Historic Ritz	51 Occupants	52 Occupants	N/A
	New Beach Club Restaurant from 1999 Permit	In Historic Ritz	240 seats	240 seats	N/A
Level 2	Restaurant	In Historic Ritz	564 Occupants	565 Occupants	N/A
	All Day Restaurant/Pool Deck	In Historic Ritz	203 Seats	204 Seats	N/A
<b>Totals</b>					
SAGAMORE					
Floor Level	Room Name	Area	Existing Seats/Occupants	Proposed Seats/Occupants	Parking Required
Ground	Book Store/Coffee Shop	In Historic Sagamore	N/A	10 Seats	N/A
	Cigar Lounge	In Historic Sagamore	N/A	20 Seats	N/A
	Pool Restaurant	In Historic Sagamore	N/A		
<b>Totals</b>	Restaurant	In Historic Sagamore	142 Seats	60 Seats	N/A
UNIT PARKING REQUIREMENTS					
Unit Type	Proposed Density	Area	Existing Seats/Occupants	Proposed Seats/Occupants	Parking Required
Hotel (Ritz)	374 Existing	New rooms from 1999 Permit	N/A	.5/unit x 173	87
Hotel (Sagamore)	60	In Historic Sagamore	N/A	N/A	N/A
550-999 SF	0	New Tower	N/A	1	0
1000-1200 SF	12	New Tower	N/A	1.5	18
+ 1200 SF	38	New Tower	N/A	2	76
<b>Total</b>					<b>189</b>

**Grand Total** 189 Spaces

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information
1	Address: 1 Lincoln Road, 1671 Collins Ave, Miami Beach, FL, 33139
2	Board and File numbers:
3	Folio number(s): 02-3234-019-0520   02-3234-019-0530   02-3234-019-0570
4	Year constructed: Zoning District: RM-3 HIGH DENSITY MULTI FAMILY RESIDENTIAL
5	Historic Designation: Local: Ocean Drive / Collins Ave Historic District National: Miami Beach Architectural District
6	Flood Zone: Flood Zone AE & Flood Zone X
7	Base Flood Elevation: 8'-0" NGVD Grade Value in NGVD: 6.83' NGVD
8	Design Flood Elevation: 9'-0" NGVD
9	Max. Wave Crest Elevation: 15'-0" NGVD
10	Adjusted grade (Flood+ Grade/2): N/A
11	Lot Area: 1671 COLLINS AVE = 44,848 SF / 1 LINCOLN ROAD = 163,813 SF 208,661 SF TOTAL / 4.79 AC
12	Lot Width: 350.28' Lot Depth: 594.47'
13	Minimum Unit Size: 550 SF Average Unit Size: 2,000 SF
14	Existing User: HOTEL / RESTAURANT Proposed Use: HOTEL / RESIDENTIAL / RESTAURANT / RETAIL

	ALLOWED	EXISTING	PROPOSED	DEFICIENCIES
10 Height				
Architectural District-New Construction	200'-0"*		200'-0"	
Ground Floor Additions Sec. 142-246(e), (3)	25'-0"*		23'-8"	
11 Number of Stories				
Architectural District-New Construction	20 STORIES		17 STORY TOWER	
Ground Floor Additions	2 STORIES			
12 FAR: 1 Lincoln Road 3.0 + 1671 Collins 2.0	601,135 SF	479,826 SF	601,135 SF	
13 Gross Square Footage	N/A	N/A		
14 Square Footage by use	N/A	N/A	N/A	
15 Number of Units Residential	N/A	N/A	50 UNITS	
16 Number of Units Hotel	N/A	N/A	434	
17 Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C CHART	
18 Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C CHART	

\* Sec. 142-1161. - Height regulation exceptions.

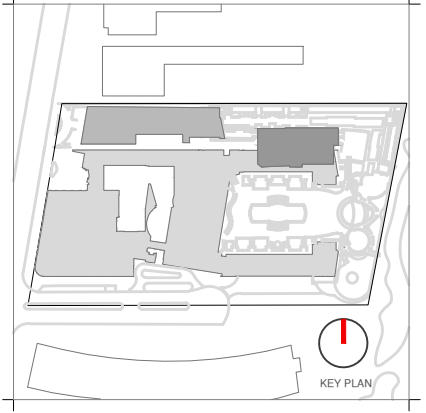
SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
<b>At-Grade Parking Lot</b>				
19 Front Setback (Collins ave/ West):	20'-0"	N/A	N/A	
20 Side Setback (Interior/ North):	17'-6"	N/A	N/A	
21 Side Setback (Lincoln Rd/ South):	17'-6"	N/A	N/A	
22 Rear Setback (East):	50' from BL	N/A	N/A	
<b>Subterranean/ Pedestal Oceanfront/ LVL 0-5</b>				
23 Front Setback (Collins ave/ West):	20'-0"	56'-9" RITZ	56'-9" RITZ	EXISTING STRUCTURES TO REMAIN
24 Side Setback (Interior/ North):	28'-0"	7'-4" SAGAMORE	5'-0" SAGAMORE	EXISTING STRUCTURES TO REMAIN
25 Side Setback (Lincoln Rd/ South):	28'-0"	49'-6" RITZ	49'-6" RITZ	EXISTING STRUCTURES TO REMAIN
26 Rear Setback (East):	100'-0"	45'-8" RITZ	45'-8" RITZ	EXISTING STRUCTURES TO REMAIN
<b>Tower Oceanfront*</b>				
27 Front Setback (Collins ave/ West):	100'-0"	N/A	101'-0"	
28 Side Setback (Interior/ North):	75'-0"	N/A	37'-0" BALCONY PROJECTION / 43'-0" HABITABLE SPACE	
29 Side Setback (Lincoln Rd/ South):	75'-0"	N/A	105'-1"	
30 Rear Setback (East):	100'-0"	N/A	94'-0" BALCONY PROJECTION / 100'-0" HABITABLE SPACE	
<b>Detached Additions at 25 FT max height</b>				
31 Front Setback (Collins ave/ West):	N/A	N/A	N/A	
32 Side Setback (Interior/ North):	5'-0"	N/A	N/A	
33 Side Setback (Lincoln Rd/ South):	5'-0"	N/A	N/A	
34 Rear Setback (East):	50' from BL	N/A	N/A	

\* Sec. 142-246(f)(1)  
\*\* See Survey for existing conditions

PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
31 Parking District No 1				
32 Total # of parking spaces		247	236	(fee in lieu of parking to be paid)
33 # of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A		
34 Valet Drop off and pick up		N/A	ON SITE	
35 Loading zones and Trash collection areas		N/A	ONSITE	
36 Bike Racks	129	N/A	129	

37 Is this a contributing building? YES  
38 Located within a Local Historic District? YES

Notes: If not applicable write N/A  
Notes: FAR calculated per Ordinance ZBA 2019-0097  
\* SEE PARKING REQUIREMENTS (A)



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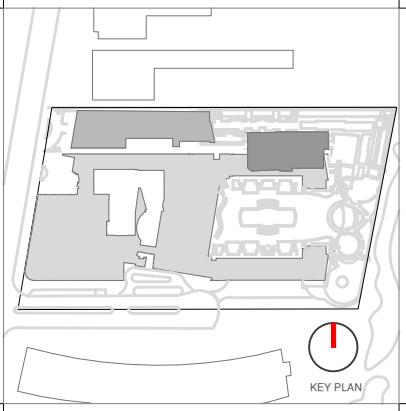
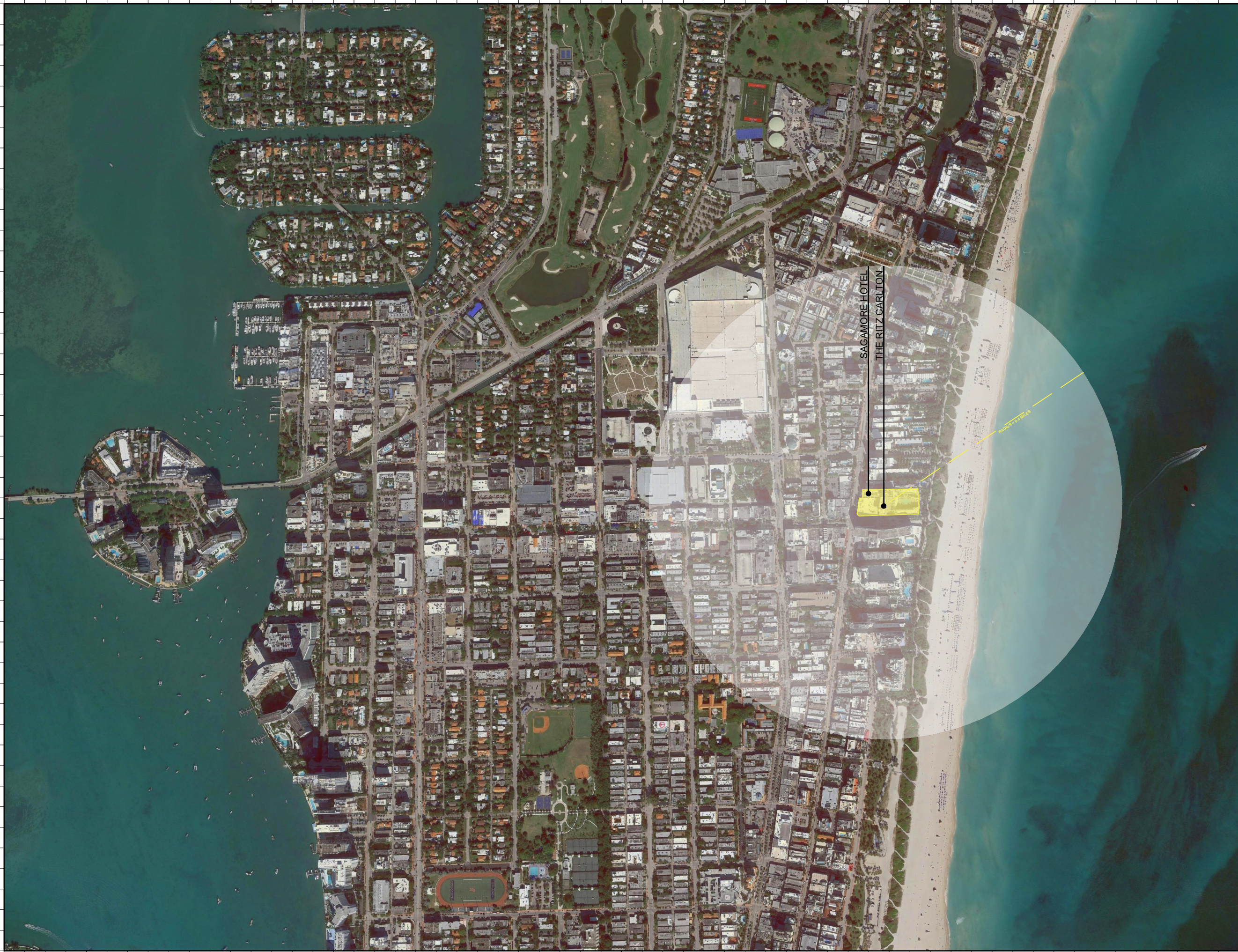
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KOBİ KARP  
Lic. # AR0012578

**PROJECT DATA**  
RITZ-SAGAMORE

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Scale	-		
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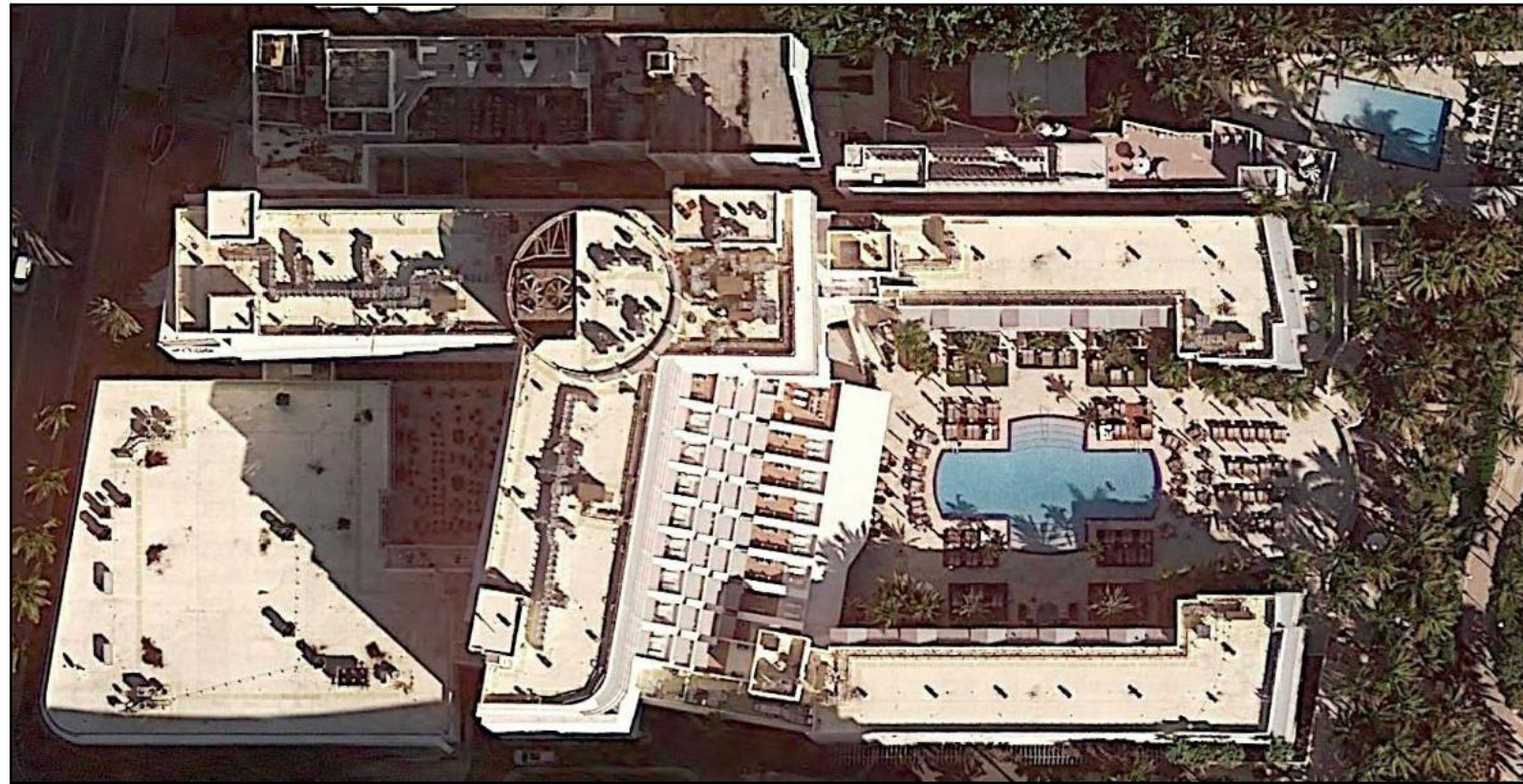
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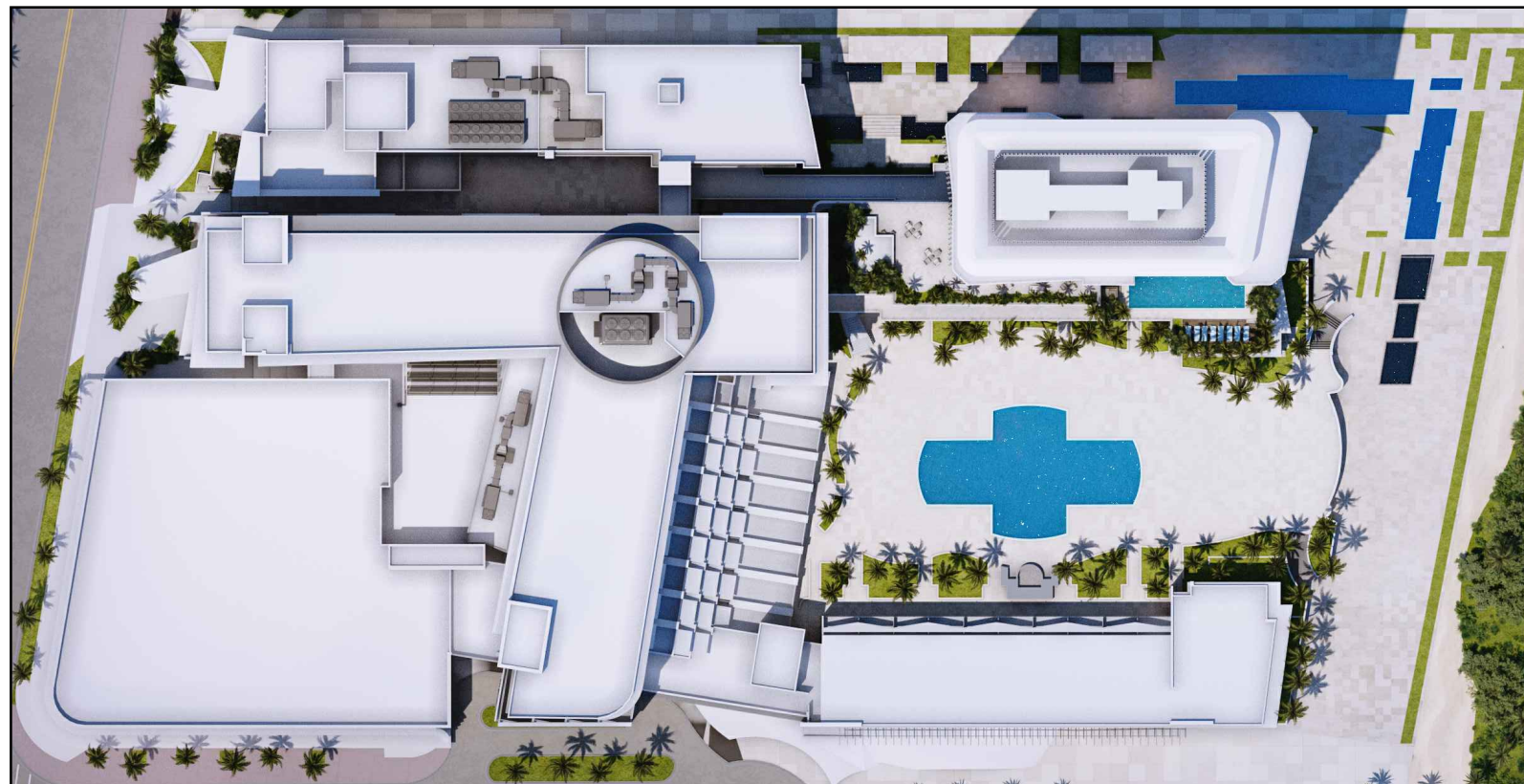


LOCATION PLAN/ AERIAL VIEW  
 RITZ-SAGAMORE

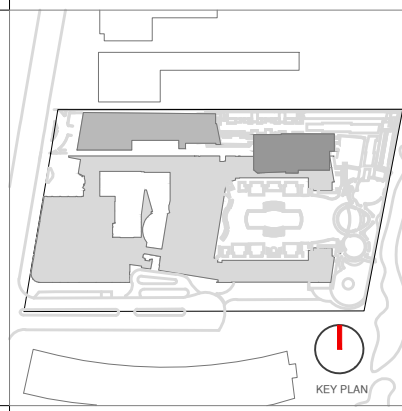
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Scale	NTS		
Project	2018		



1 EXISTING



2 PROPOSED



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LOCATION MAP  
RITZ-SAGAMORE

Date	09-07-2021	Sheet No.	A0.05
Scale	NTS		
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LOEWS - BROSC SANDOVAL & ASSOCIATES, 1998  
272 FT

THE GEORGIAN CONDOMINIUM - JORGE DORTA-FUQUE, 1980  
95 FT

THE DECOPLAGE - COLISH & GROSSMAN, 1965  
183 FT

THE RITZ CARLTON - MORRIS LAPIDUS, 1953  
154 FT

PROPOSED TOWER  
200 FT

SAGAMORE HOTEL - ALBERT ANIS, 1948  
72 FT

NATIONAL HOTEL - ROY FRANCE, 1940  
130 FT

THE DELANO HOTEL - ROBERT SWARTBURG, 1947  
150 FT

GROSSINGER | RITZ PLAZA | SLS HOTEL - L. MURRAY DIXON, 1940  
204 FT

THE SURECOMBER HOTEL - MACKAY & GIBBS, 1948  
38 FT

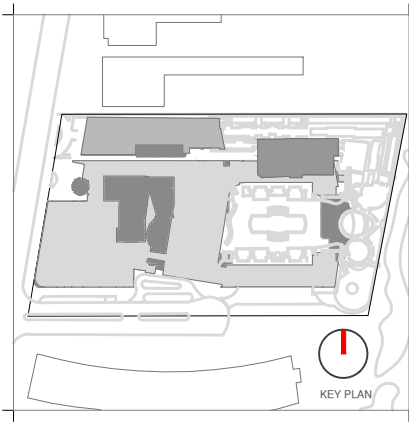
MARSEILLES HOTEL - ROBERT SWARTBURG, 1946  
127 FT

THE RALEIGH HOTEL - L. MURRAY DIXON, 1940  
137 FT

SHELBORNE BEACH HOTEL - IGOR POLEVITZKY, 1940  
171 FT

NAUTILUS HOTEL - ALBERT ANIS, 1950  
96 FT

SHORE CLUB TOWER  
225 FT



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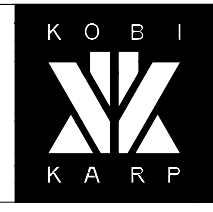
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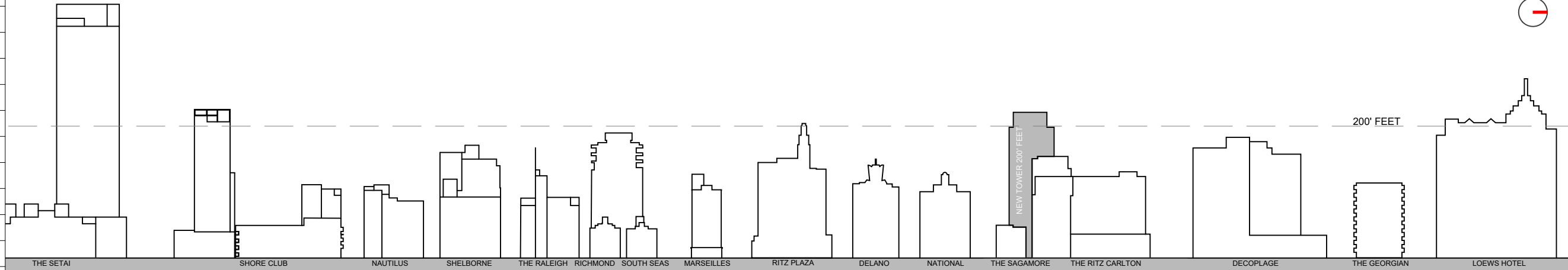
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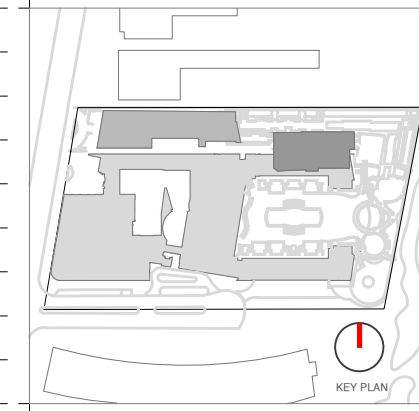
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CONTEXT AERIAL  
RITZ-SAGAMORE



VIEW FROM COLLINS AVE.

Date	09-07-2021	Sheet No.	A0.06
Scale	NTS		
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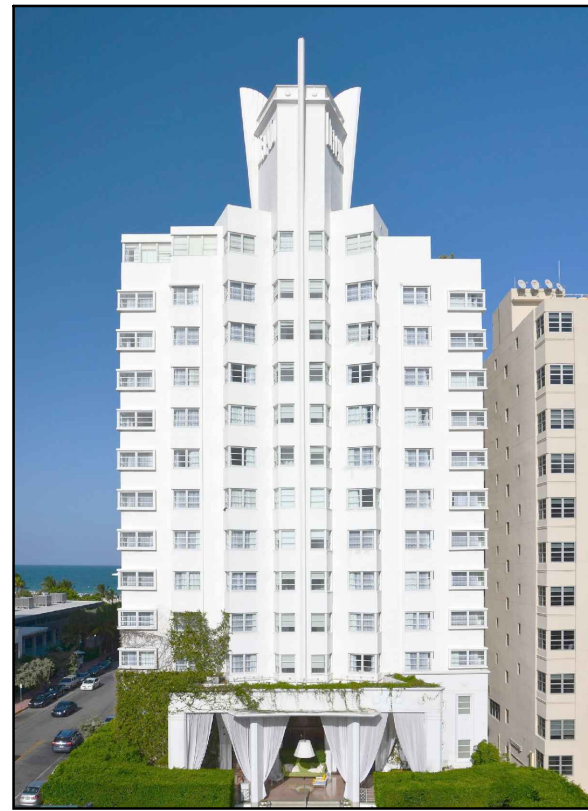
CONTEXT

SURROUNDING BUILDINGS

Date	09-07-2021	Sheet No.	A0.07
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Project	2018		



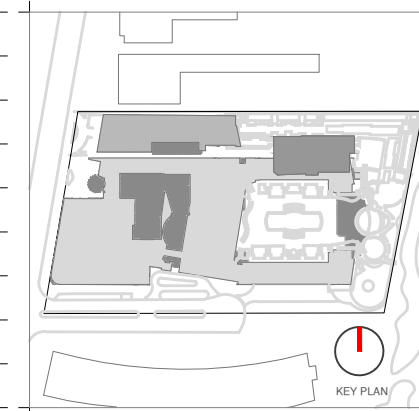
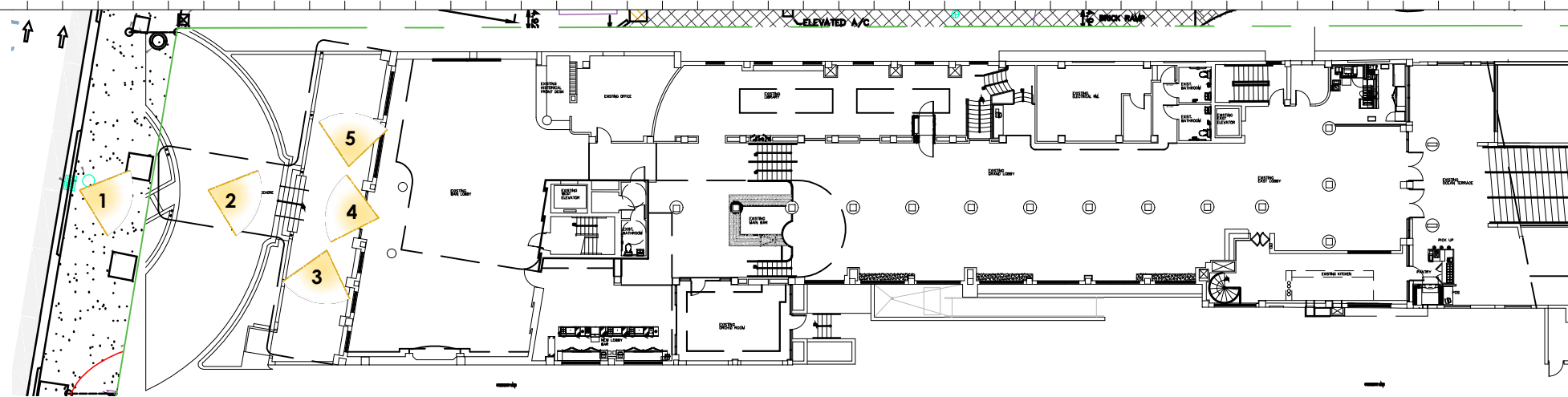
3 THE DECOPLAGE - COLISH & GROSSMAN, 1965



4 THE DELANO HOTEL - ROBERT SWARTBURG, 1947



5 NATIONAL HOTEL - ROY FRANCE, 1940



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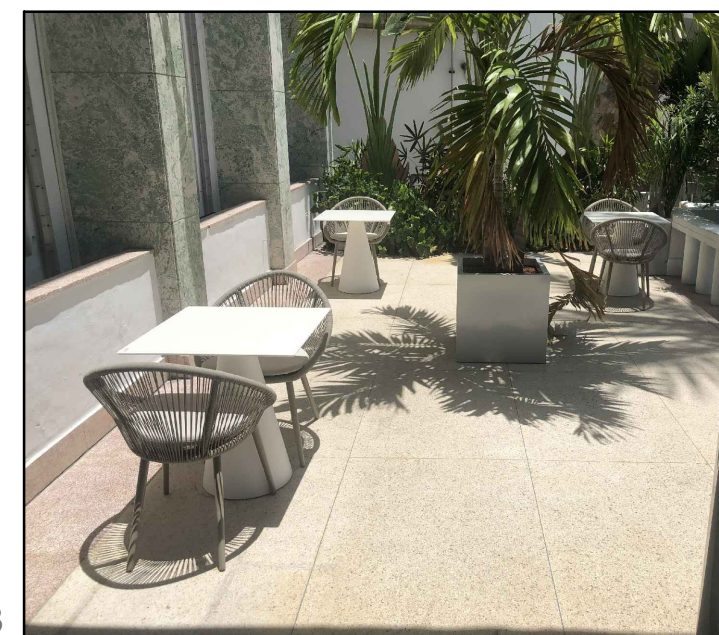
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1 VIEW FROM COLLINS AVENUE



2 PORTE COCHERE TOWARDS LOBBY



3 EXTERIOR LOBBY LOUNGE TOWARDS THE RITZ



4 LOBBY TOWARDS PORTE COCHERE



5 EXTERIOR LOBBY LOUNGE TOWARDS THE NATIONAL

**Ritz-Sagamore**  
1 Lincoln Road  
Miami Beach, FL 33139

**Owner:** Di Lido Beach Resort LLC.  
**Name:** EBJ Sagamore LLC.  
**Address:** Sobe Sky Development LLC.  
**Address:** Di Lido Beach Resort Hotel Corporation  
**Tel:**  
**Email:**

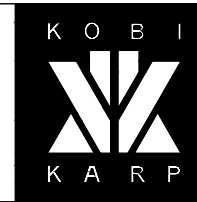
**Consultant:** STUDIO MUNGE.  
**Name:** 25 Wingold Avenue,  
**Address:** Toronto, ON Canada M6B 1P8  
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**Consultant:** LANDSCAPE ARCHITECT  
**Name:** Naturalical.  
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**Consultant:** MEP  
**Name:** MG Engineering.  
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**Address:** 2800 Biscayne Blvd  
**Tel:** Miami, FL, 33137  
**Email:** 305.755.3833

**Consultant:** Desimore Consulting Engineering  
**Name:** 800 Brickell Avenue, 6th Floor  
**Address:** Miami, FL 33131  
**Tel:** 305.441.0755  
**Email:**

**Architect of Record:** Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28TH ST  
Miami, Florida 33137 USA  
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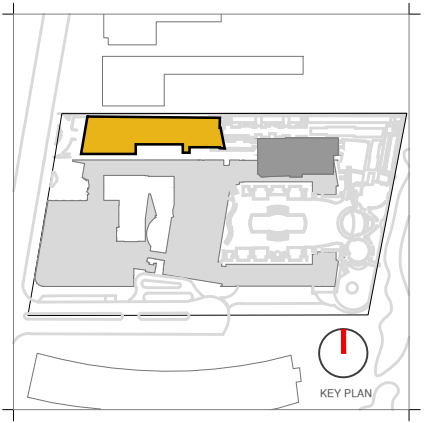
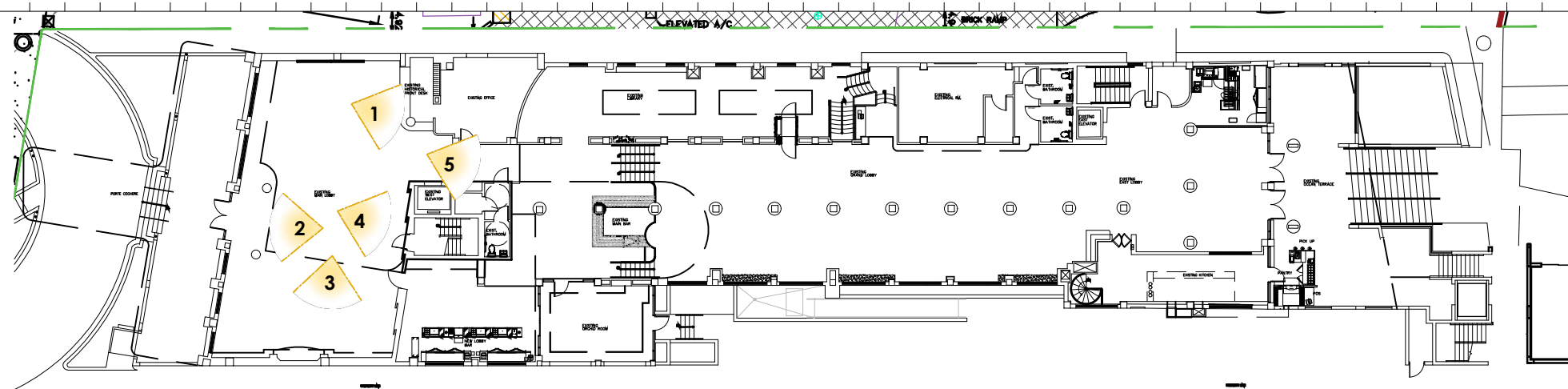
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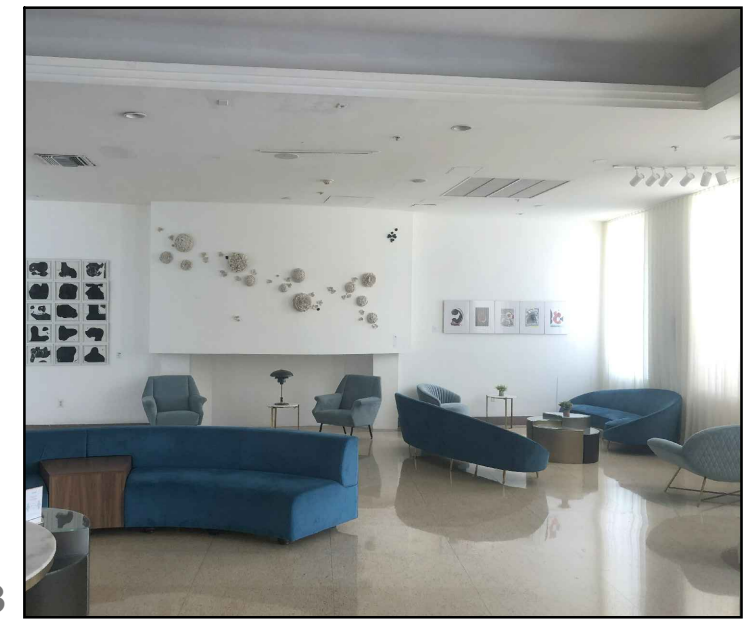
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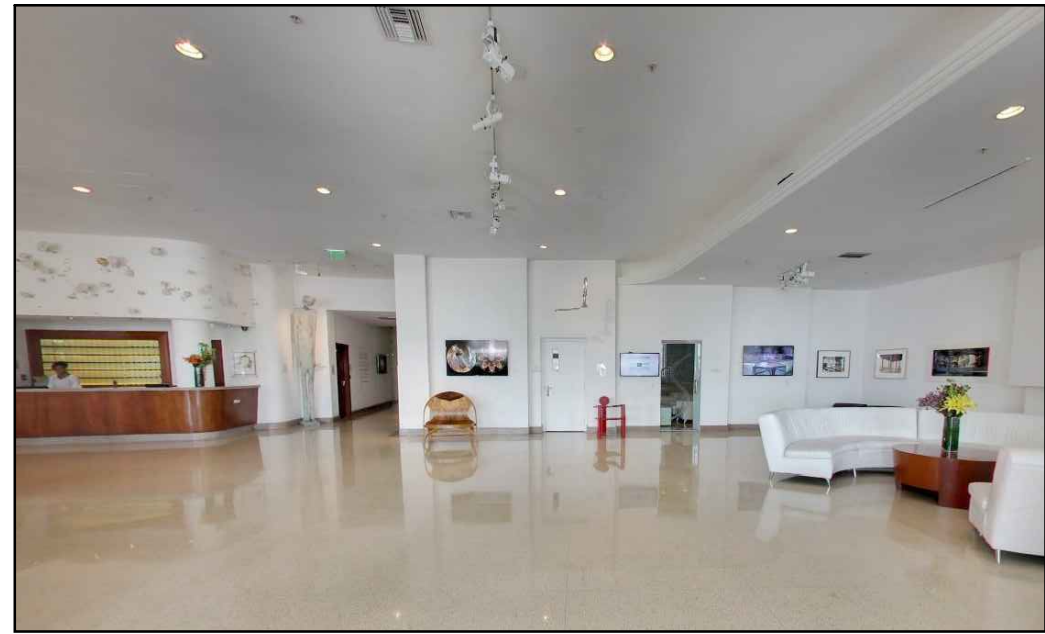
1 HISTORIC LOBBY



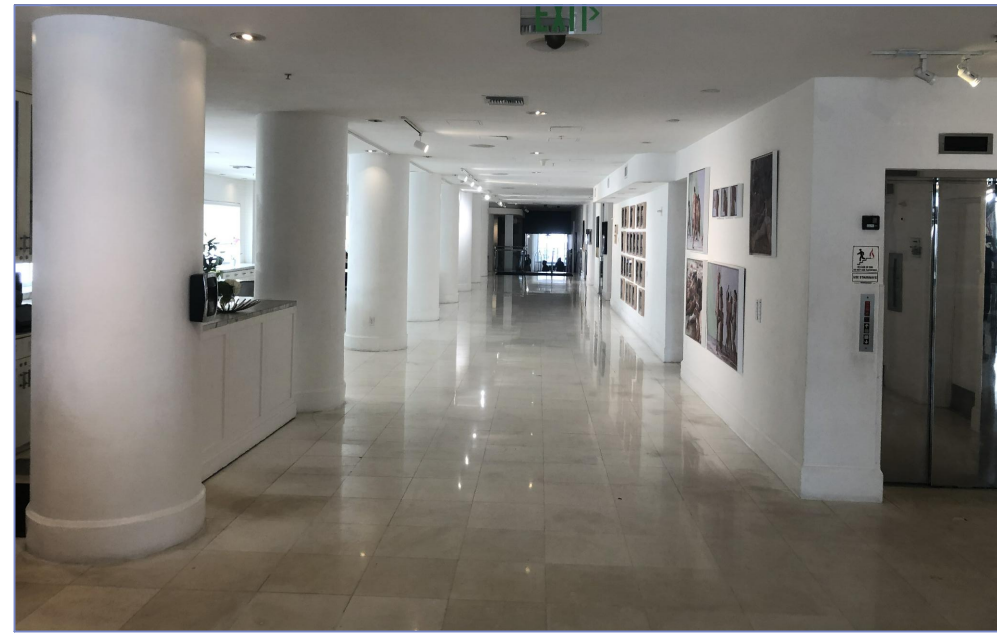
2 ENTRANCE FACING COLLINS AVENUE



3 LOBBY LOUNGE



4 ENTRANCE FACING COLLINS AVENUE



5 LOBBY CORRIDOR

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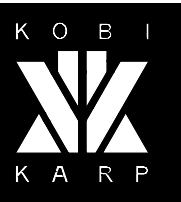
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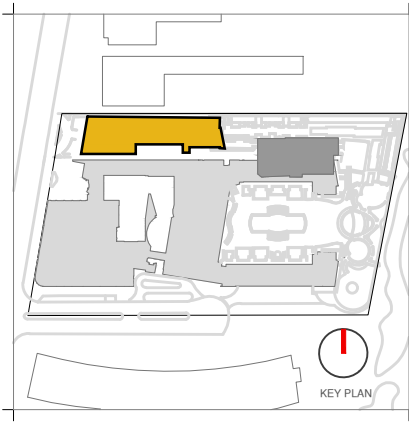
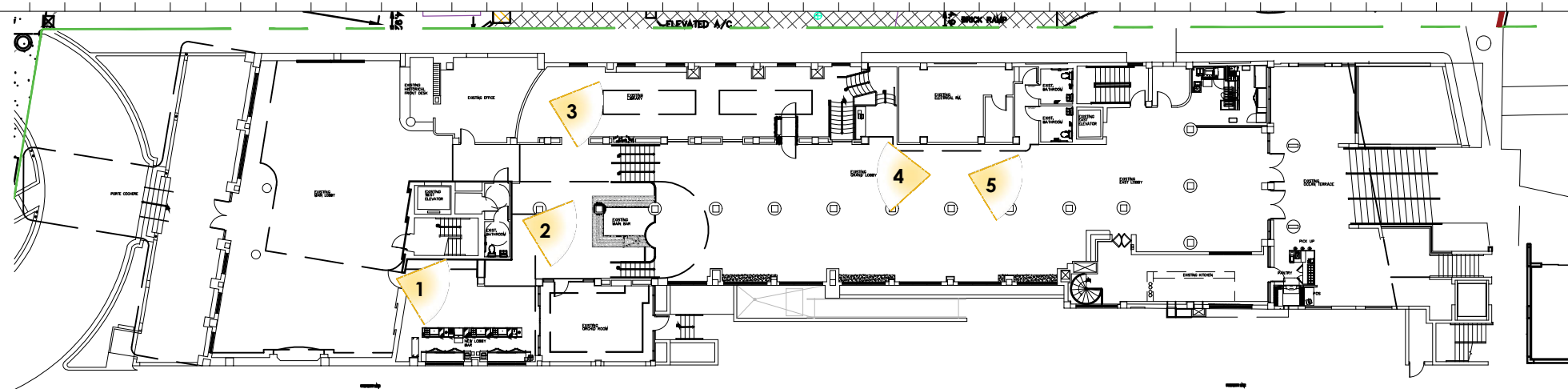
**Architect of Record:** Kobi Karp Architecture and Interior Design, Inc.  
**Name:** 571 NW 28TH ST  
**Address:** Miami, Florida 33137 USA  
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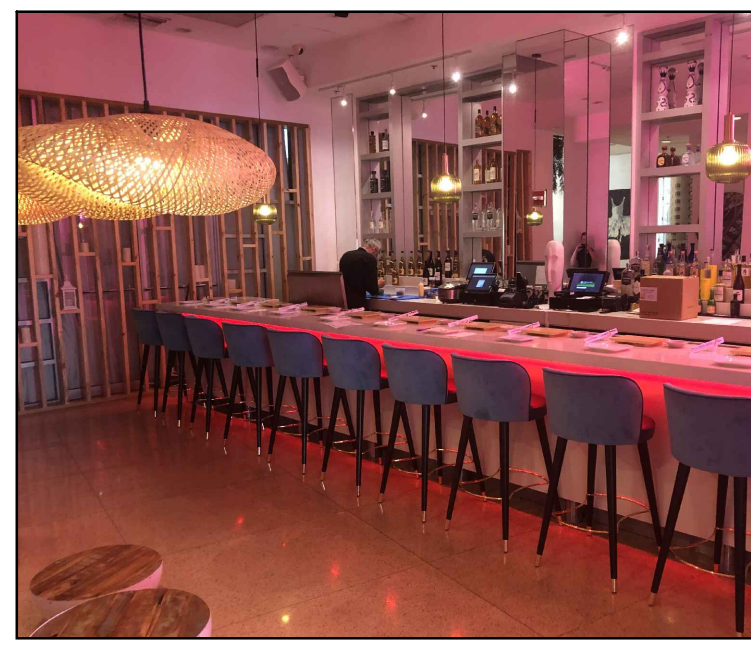
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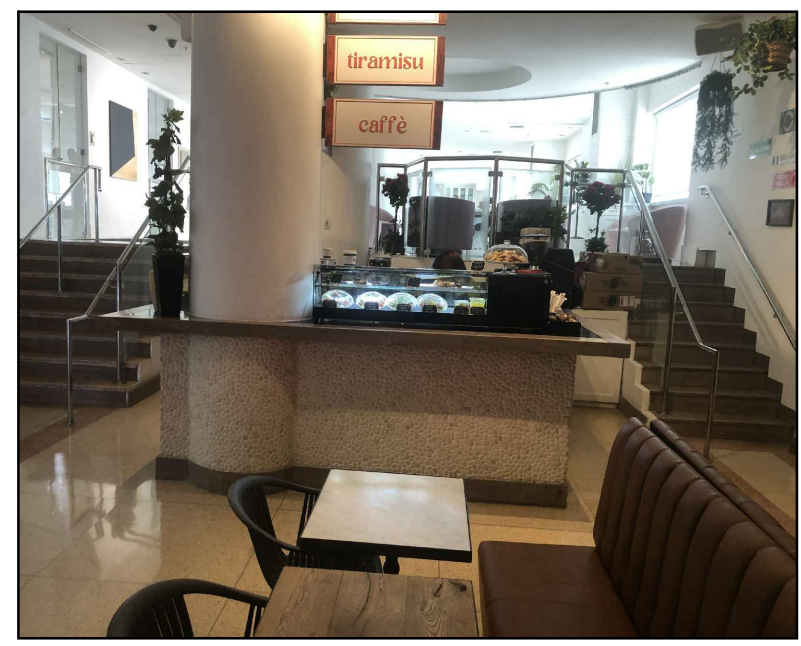


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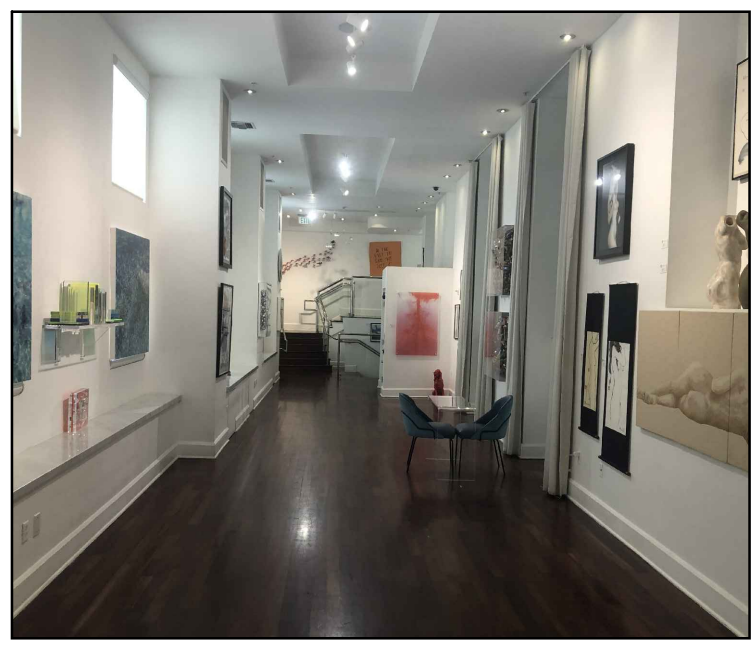
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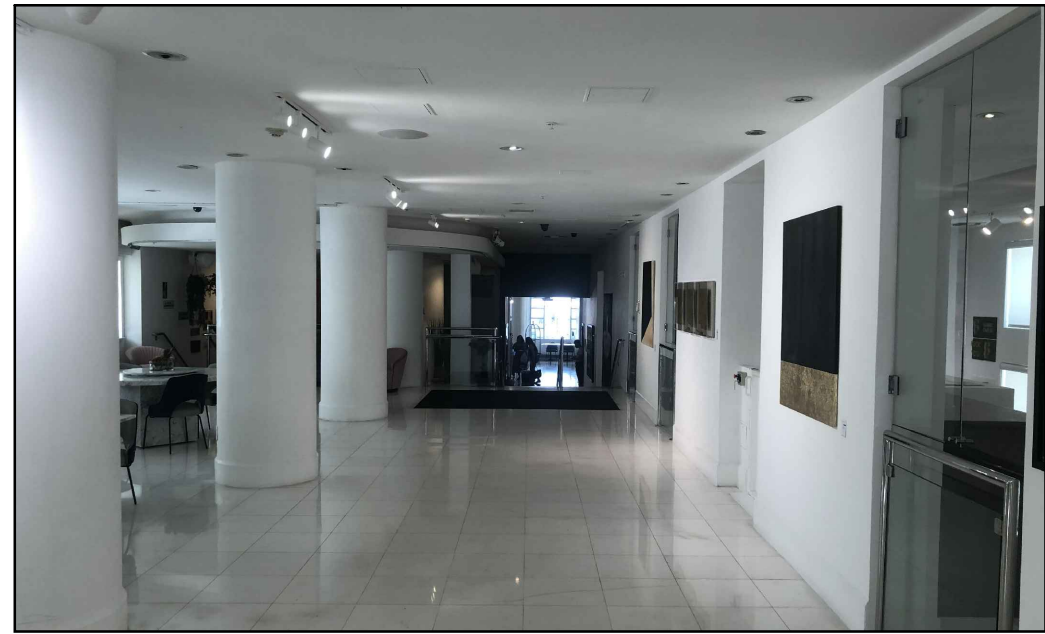
1 LOBBY BAR ADJACENT TO ORCHID ROOM



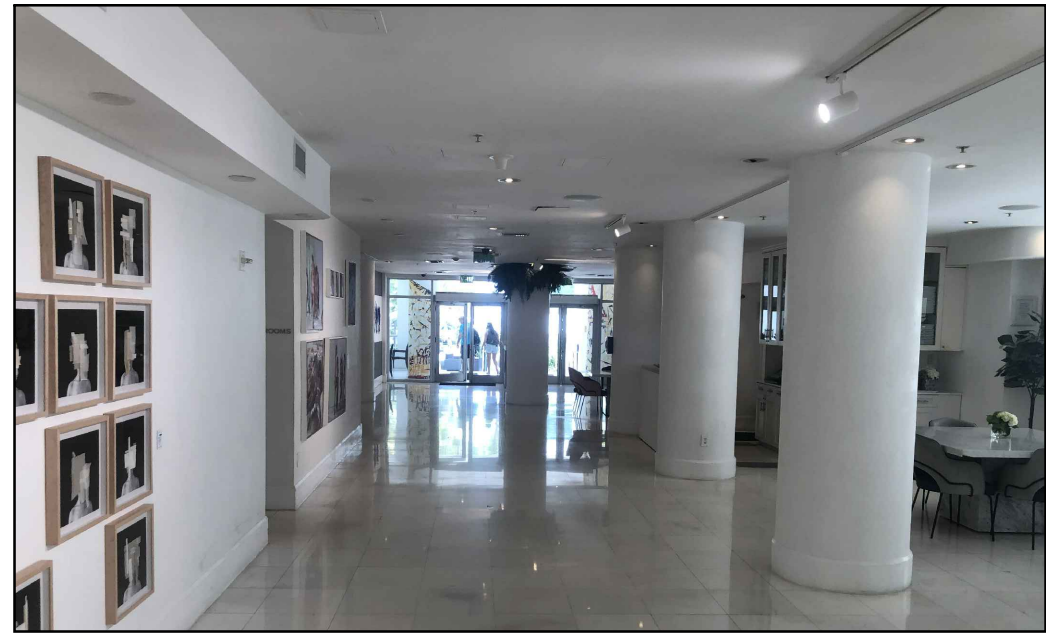
2 MAIN BAR



3 LIBRARY



4 GRAND LOBBY TOWARDS COLLINS AVENUE



5 GRAND LOBBY TOWARDS POOL

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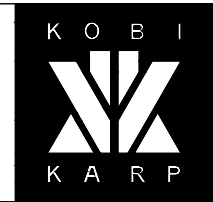
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