



# RITZ-SAGAMORE

HPB23-0574



| Rev. | Date | Rev. | Date |
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**HPB**  
FINAL SUBMITTAL

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

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

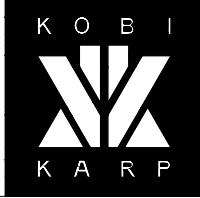
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**Architect:** Kobi Karp Architecture and Interior Design, Inc.  
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KOBI KARP  
Lic. # AR0012578

**COVER**  
RITZ-SAGAMORE

|         |            |           |       |
|---------|------------|-----------|-------|
| Date    | 05-08-2023 | Sheet No. | A0.00 |
| Scale   | -          |           |       |
| Project | 2018       |           |       |



| EXISTING FAR TO REMAIN RITZ AND SAGAMORE BLDG |          |           |          |  |
|---|----------|-----------|----------|--|
| RITZ HOTEL                                    |          | Sagamore  |          |  |
|   | FAR AREA |           | FAR AREA |  |
| Basement                                      | 8,785 ** | Basement  | 0 **     |  |
| Ground  | 65,715   | Ground    | 10,607   |  |
| 2nd Floor                                     | 65,856   | 2nd Floor | 11,726   |  |
| 3rd Floor                                     | 60,169   | 3rd Floor | 11,726   |  |
| 4th Floor                                     | 44,244   | 4th Floor | 11,726   |  |
| 5th Floor                                     | 26,639   | 5th Floor | 11,275   |  |
| 6th Floor                                     | 24,397   | 6th Floor | 4,218    |  |
| 7th Floor                                     | 24,393   | Totals    | 61,278   |  |
| 8th Floor                                     | 24,397   |           |          |  |
| 9th Floor                                     | 24,327   |           |          |  |
| 10th Floor                                    | 24,387   |           |          |  |
| 11th Floor                                    | 24,383   |           |          |  |
| Totals  | 417,692  |           |          |  |

| RITZ       | LOT AREA | FAR RATIO | MAX FAR | FAR AVAILABLE |
|------------|----------|-----------|---------|---------------|
| PER SURVEY | 163,813  | 3         | 511,439 | 93,748 *      |

| SAGAMORE | LOT AREA | FAR RATIO | MAX FAR | FAR AVAILABLE |
|----------|----------|-----------|---------|---------------|
| Lot AREA | 44,848   | 2         | 89696   | 28,418        |

| FAR SUMMARY |              |                     |
|-------------|--------------|---------------------|
| Ritz FAR    | Sagamore FAR | Total FAR Available |
| 93,748 *    | 28,418       | 122,166             |

\* Includes 20,000 SF per Sec.142-246 (a) (3)  
 \*\* 1/2 of the basement included in the calculation

PROPOSED AREAS - NEW TOWER

| LEVELS   | UNITS                | COMMON AREA+BOH      | AMENITIES           | NEW BRIDGE CONNECTION | BALCONIES & TERRACES | GFA                   | EFFICIENCY | FAR                   |
|----------|----------------------|----------------------|---------------------|-----------------------|----------------------|-----------------------|------------|-----------------------|
| ROOF     |                      | 769 SQ.FT.           |                     |                       |                      |                       |            | 769 SQ.FT.            |
| LEVEL 15 | 6,976 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 2,130 SQ.FT.         | 10,536 SQ.FT.         | 17%        | 8,406 SQ.FT.          |
| LEVEL 14 | 7,536 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 2,130 SQ.FT.         | 11,096 SQ.FT.         | 16%        | 8,966 SQ.FT.          |
| LEVEL 13 | 7,536 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 2,130 SQ.FT.         | 11,096 SQ.FT.         | 16%        | 8,966 SQ.FT.          |
| LEVEL 12 | 7,536 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 2,130 SQ.FT.         | 11,096 SQ.FT.         | 16%        | 8,966 SQ.FT.          |
| LEVEL 11 | 7,536 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 2,130 SQ.FT.         | 11,096 SQ.FT.         | 16%        | 8,966 SQ.FT.          |
| LEVEL 10 | 7,536 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 1,925 SQ.FT.         | 10,891 SQ.FT.         | 16%        | 8,966 SQ.FT.          |
| LEVEL 9  | 7,536 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 1,925 SQ.FT.         | 10,891 SQ.FT.         | 16%        | 8,966 SQ.FT.          |
| LEVEL 8  | 7,536 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 1,925 SQ.FT.         | 10,891 SQ.FT.         | 16%        | 8,966 SQ.FT.          |
| LEVEL 7  | 7,536 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 1,925 SQ.FT.         | 10,891 SQ.FT.         | 16%        | 8,966 SQ.FT.          |
| LEVEL 6  | 7,536 SQ.FT.         | 1,430 SQ.FT.         |                     |                       | 3,675 SQ.FT.         | 12,641 SQ.FT.         | 16%        | 8,966 SQ.FT.          |
| LEVEL 5  | -                    | 2,152 SQ.FT.         | 7,794 SQ.FT.        |                       | 6,250 SQ.FT.         | 16,196 SQ.FT.         | -          | 9,946 SQ.FT.          |
| LEVEL 4  | 4,177 SQ.FT.         | 1,708 SQ.FT.         |                     |                       | 916 SQ.FT.           | 6,801 SQ.FT.          | 29%        | 5,885 SQ.FT.          |
| LEVEL 3  | 4,177 SQ.FT.         | 1,708 SQ.FT.         |                     | 512 SQ.FT.            | 916 SQ.FT.           | 7,313 SQ.FT.          | 27%        | 6,397 SQ.FT.          |
| LEVEL 2  | -                    | 1,192 SQ.FT.         |                     | 512 SQ.FT.            |                      | 1,704 SQ.FT.          | -          | 1,704 SQ.FT.          |
| LEVEL 1  | -                    | 3,864 SQ.FT.         |                     |                       |                      | 3,864 SQ.FT.          | -          | 3,864 SQ.FT.          |
|          | <b>83,154 SQ.FT.</b> | <b>25,693 SQ.FT.</b> | <b>7,794 SQ.FT.</b> | <b>1,024 SQ.FT.</b>   | <b>30,107 SQ.FT.</b> | <b>147,003 SQ.FT.</b> |            | <b>117,665 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 Side Restaurant    | In Historic Ritz | 60 Seats                 | 180 Seats                | 45               |
|             | Restaurant                   | In Historic Ritz | 564 Occupants            | 565 Occupants            | N/A              |
| Level 2     | All Day Restaurant/Pool Deck | In Historic Ritz | 203 Seats                | 204 Seats                | N/A              |
| Totals      |                              |                  |                          |                          |                  |

| 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                      |                          |                  |
|             | Restaurant             | In Historic Sagamore | 142 Seats                | 60 Seats                 | N/A              |
| Totals      |                        |                      |                          |                          |                  |

| UNIT PARKING REQUIREMENTS |                  |                            |                          |                  |            |
|---------------------------|------------------|----------------------------|--------------------------|------------------|------------|
| Unit Type                 | Proposed Density | Area                       | Existing 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         |
| Total                     |                  |                            |                          |                  | <b>234</b> |

| Grand Total | Parking Spaces    |
|-------------|-------------------|
|             | <b>234 Spaces</b> |

## 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<br>National: Miami Beach Architectural District |
| 6      | Flood Zone: Flood Zone AE & Flood Zone X  |
| 7      | Base Flood Elevation: 8'-0" NGVD<br>Grade Value in NGVD: 6.83' NGVD   |
| 8      | Design Flood Elevation: 13'-0" NGVD   |
| 9      | Max. Wave Crest Elevation: 13'-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<br>208,661 SF TOTAL / 4.79 AC                      |
| 12     | Lot Width: 350.00'<br>Lot Depth: 594.47'  |
| 13     | Minimum Unit Size: 550 SF<br>Average Unit Size: 2,000 SF  |
| 14     | Existing User: HOTEL / RESTAURANT<br>Proposed Use: HOTEL / RESIDENTIAL / RESTAURANT / RETAIL                            |

|    | ALLOWED                                     | EXISTING   | PROPOSED       | DEFICIENCIES                 |
|----|---|------------|----------------|------------------------------|
| 10 | Height                                      |            |                |                              |
|    | Architectural District-New Construction     | 200'-0" *  | 182'-10"       | -                            |
|    | Ground Floor Additions Sec. 142-246(e), (3) | 25'-0" *   | 23'-8"         | -                            |
| 11 | Number of Stories                           |            |                |                              |
|    | Architectural District-New Construction     | 20 STORIES | 15 STORY TOWER | -                            |
|    | Ground Floor Additions                      | 2 STORIES  |                | -                            |
| 12 | FAR: 1 Lincoln Road 3.0 + 1671 Collins 2.0  | 601,135 SF | 478,970 SF     | 596,635 SF                   |
| 13 | Gross Square Footage                        | N/A        | N/A            | -                            |
| 14 | Square Footage by use                       | N/A        | N/A            | -                            |
| 15 | Number of Units Residential                 | N/A        | N/A            | 30 UNITS                     |
| 16 | Number of Units Hotel                       | N/A        | N/A            | 434 UNITS                    |
| 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. 142-161 -- Height regulation exceptions.

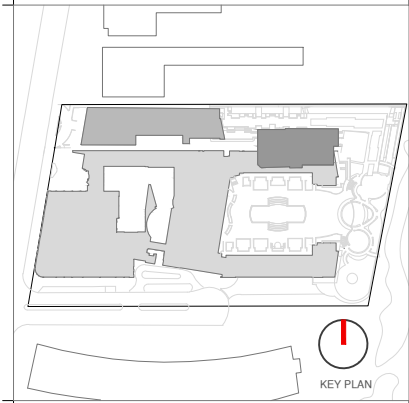
| SETBACKS  | REQUIRED                           | EXISTING                        | PROPOSED       | DEFICIENCIES  |
|---|------------------------------------|---------------------------------|----------------|---|
| <b>At-Grade Parking Lot</b>                       |                                    |                                 |                |   |
| 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   |
| 24  | Side Setback (Interior/ North):    | 28'-0"                          | 7'-4" SAGAMORE | 5'-0" SAGAMORE                                      |
| 25  | Side Setback (Lincoln Rd/ South):  | 28'-0"                          | 49'-6" RITZ    | 49'-6" RITZ   |
| 26  | Rear Setback (East):               | 100'-0"                         | 45'-8" RITZ    | 45'-8" RITZ   |
| <b>Tower Oceanfront*</b>                          |                                    |                                 |                |   |
| 27  | Front Setback (Collins ave/ West): | 100'-0"                         | N/A            | 340'-0"   |
| 28  | Side Setback (Interior/ North):    | 41'-4" HABITABLE/35'-4" BALCONY | N/A            | 41'-4" HABITABLE SPACE / 35'-4" BALCONY PROJECTION  |
| 29  | Side Setback (Lincoln Rd/ South):  | 75'-0"                          | N/A            | 231'-0"   |
| 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  | 234 PER CHART PROVIDED | 247      | -            |
| 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                    | ONSITE   | -            |
| 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 ZBA2019-0097  
 \*SEE PARKING REQUIREMENTS (A)



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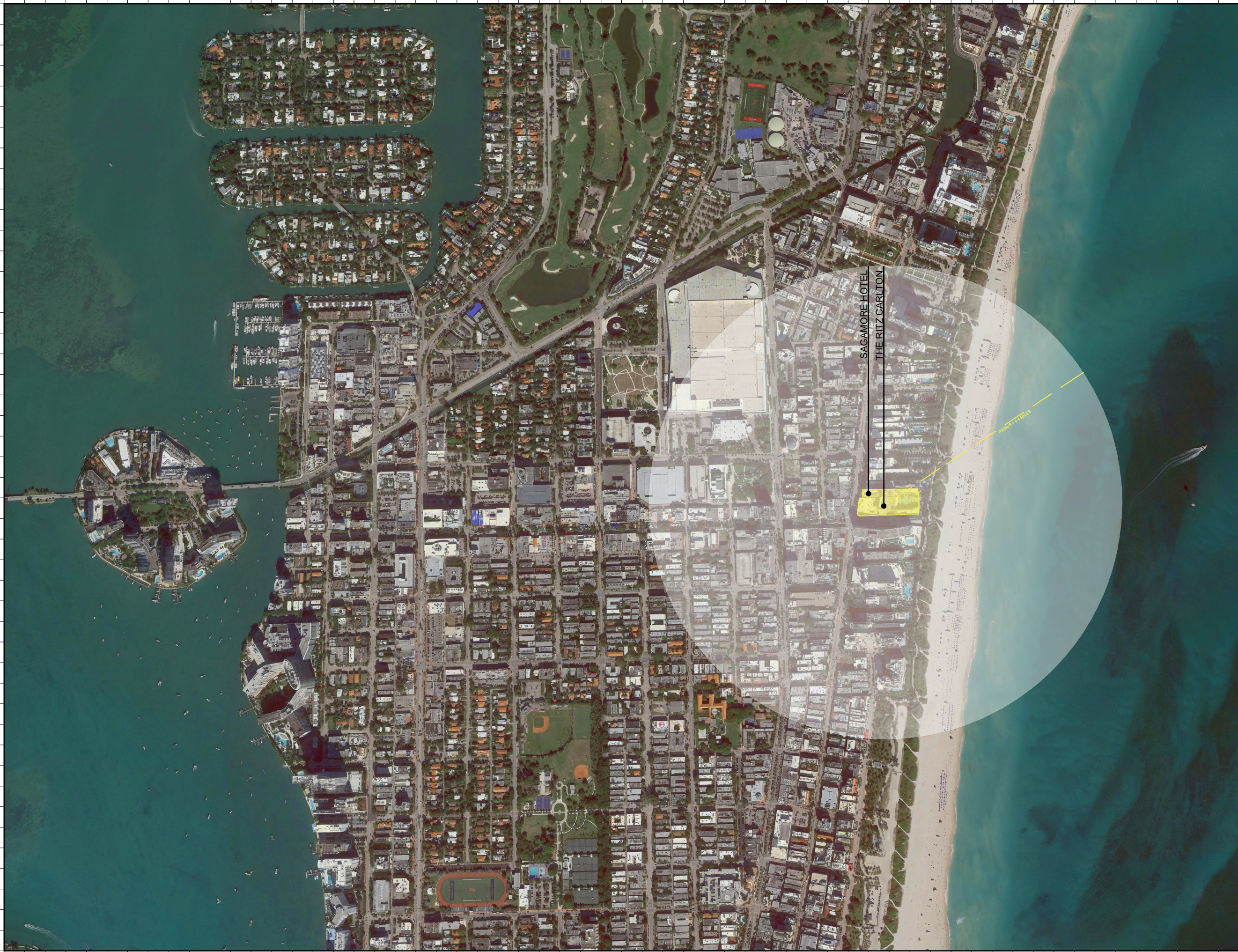
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 Lic. # AR0012578

**PROJECT DATA**  
 RITZ-SAGAMORE

|         |            |           |              |
|---------|------------|-----------|--------------|
| Date    | 05-08-2023 | Sheet No. |              |
| Scale   | -          |           | <b>A0.03</b> |
| Project | 2018       |           |              |



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**LOCATION PLAN/ AERIAL VIEW**  
**RITZ-SAGAMORE**

|         |            |           |       |
|---------|------------|-----------|-------|
| Date    | 05-08-2023 | Sheet No. | A0.04 |
| Scale   | NTS        |           |       |
| Project | 2018       |           |       |

EXISTING SAGAMORE HOTEL



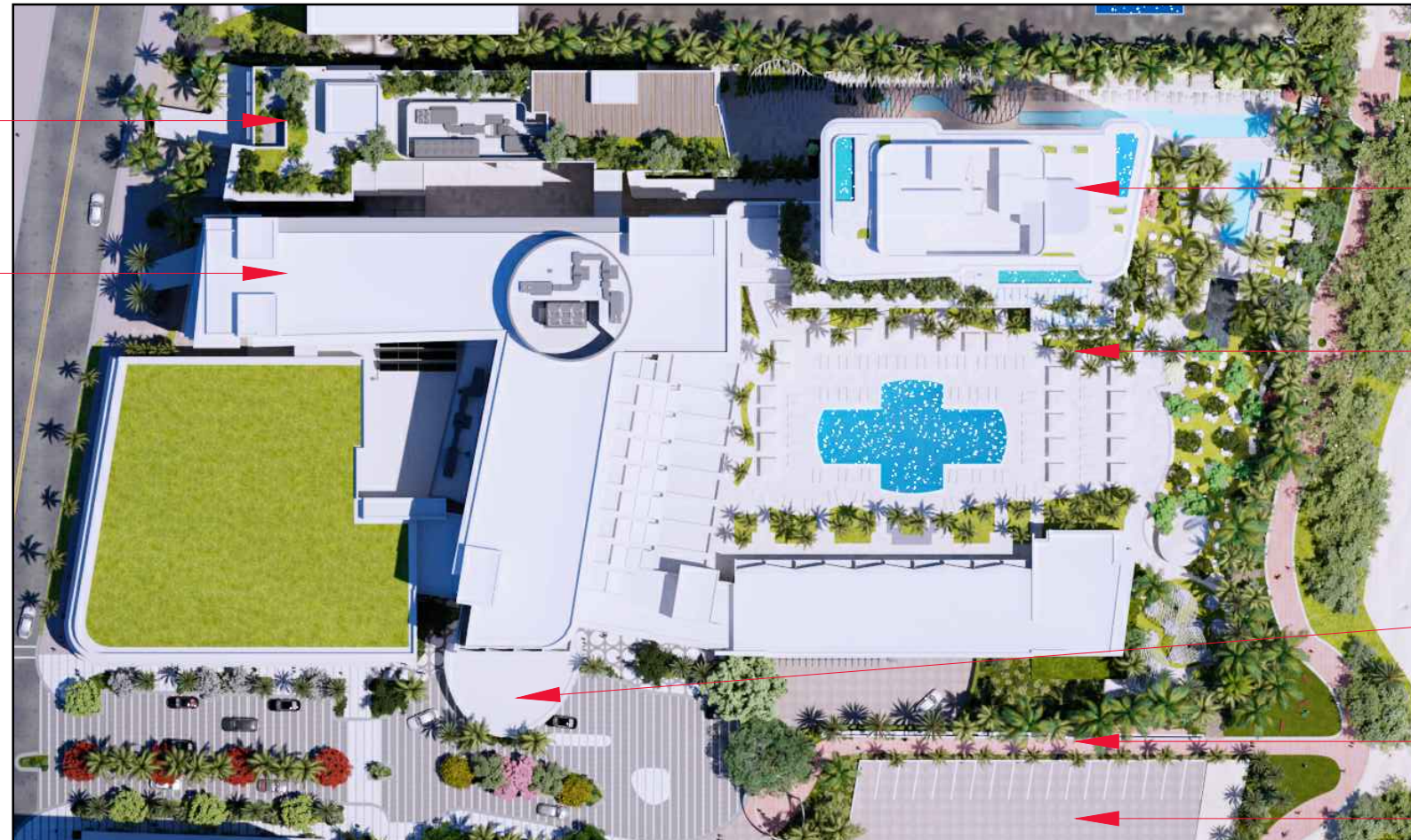
EXISTING SAGAMORE CABANAS TO BE REMOVED

EXISTING RITZ CARLTON HOTEL

EXISTING OUTDOOR RESTAURANT AND EVENT SPACE

1 EXISTING

RESTORED SAGAMORE HOTEL



NEW RESIDENTIAL TOWER AND ASSOCIATED EXTERIOR SPACES

EXISTING RITZ CARLTON HOTEL

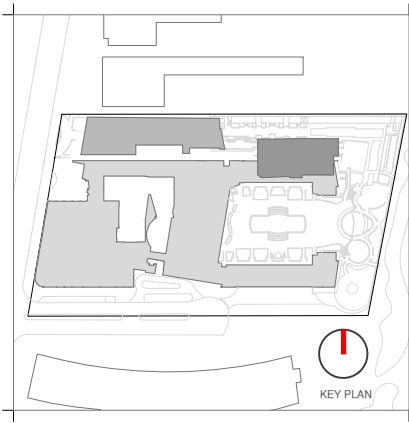
RENOVATED OUTDOOR RESTAURANT AND EVENT SPACE

NEW RITZ CARLTON ENTRY CANOPY

REDEVELOPED 100 BLOCK ROADWAY AND BEACH ACCESS

FOR REDEVELOPED 100 BLOCK ROADWAY AND BEACH ACCESS SEE HPB APPLICATION #(PENDING)

2 PROPOSED



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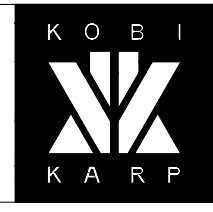
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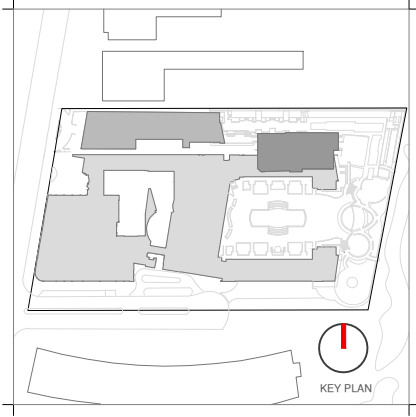
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**Fax:** +1(305) 573 3766



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**PROPOSED VS EXISTING**  
RITZ-SAGAMORE

|         |            |           |       |
|---------|------------|-----------|-------|
| Date    | 05-08-2023 | Sheet No. | A0.05 |
| Scale   | NTS        |           |       |
| Project | 2018       |           |       |



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**HPB**  
FINAL SUBMITTAL

**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  
**Tel:** 416.588.1668  
**Email:**

**Consultant:** LANDSCAPE ARCHITECT  
**Name:** Naturalifical,  
**Address:** 6915 Red Road, Suite 224  
**Address:** Coral Gables, FL 33143  
**Tel:** 786.717.6564  
**Email:**

**Consultant:** MEP  
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**Email:** 305.755.3833

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**CONTEXT**  
SURROUNDING BUILDINGS

|         |            |           |       |
|---------|------------|-----------|-------|
| Date    | 05-08-2023 | Sheet No. | A0.06 |
| Scale   | NTS        |           |       |
| Project | 2018       |           |       |



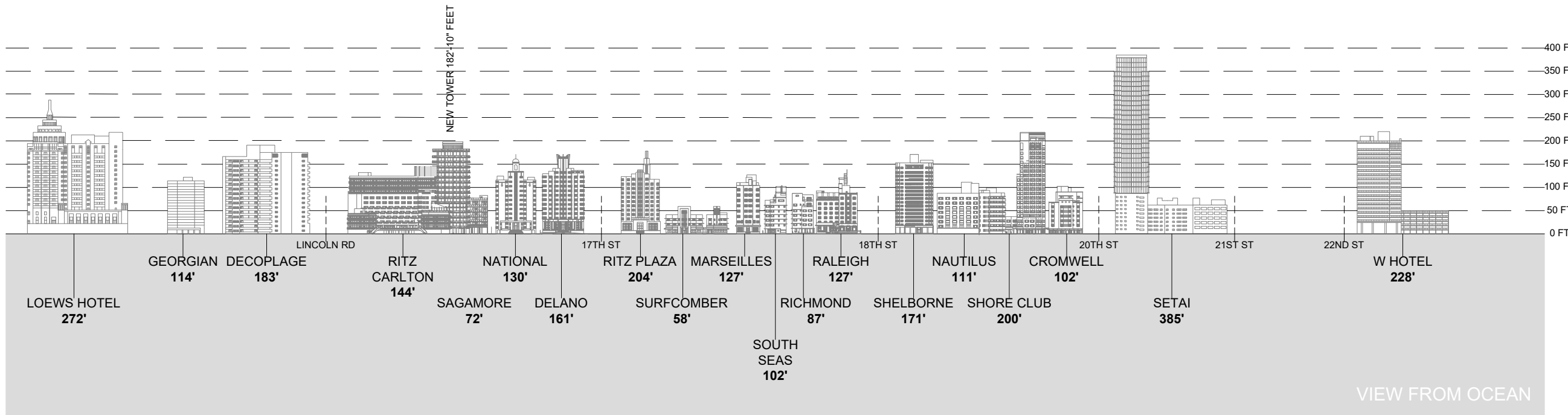
3 THE DECOPLAGE - COLISH & GROSSMAN, 1965



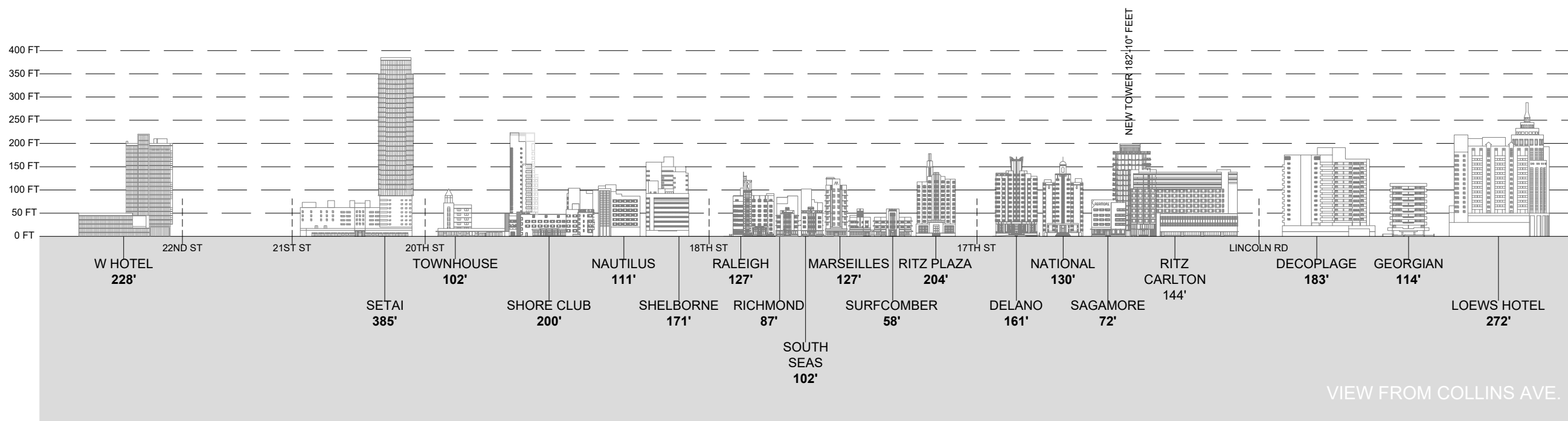
4 THE DELANO HOTEL - ROBERT SWARTBURG, 1947



5 NATIONAL HOTEL - ROY FRANCE, 1940



VIEW FROM OCEAN



VIEW FROM COLLINS AVE.



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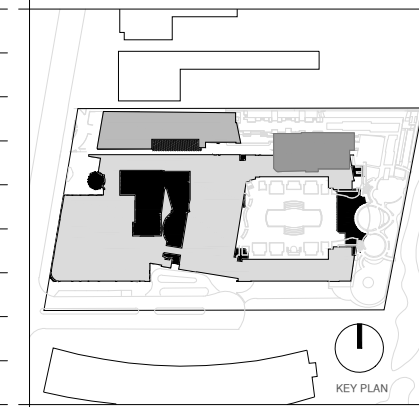
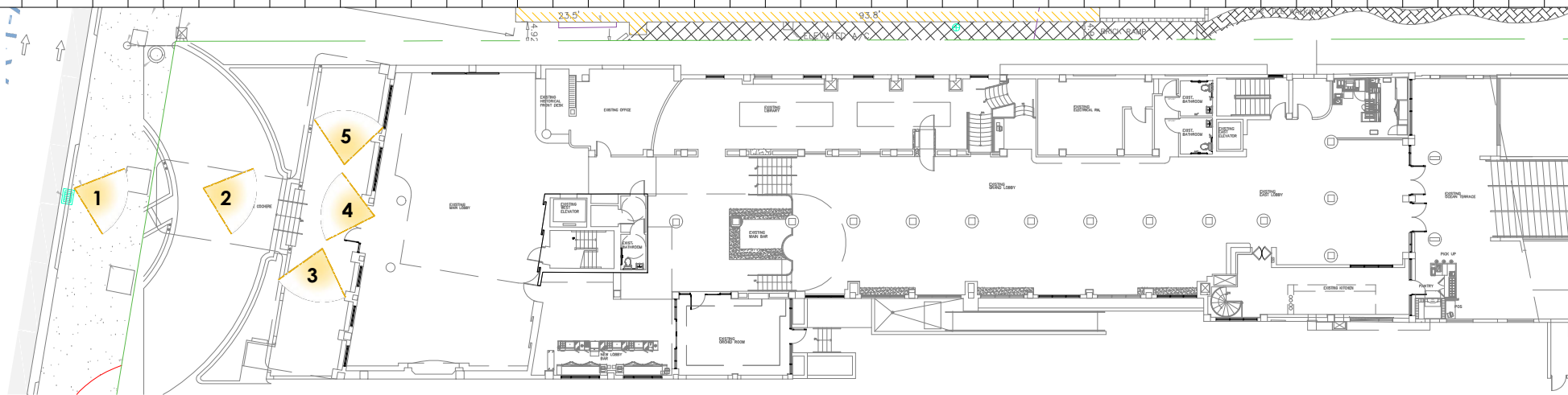


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**CONTEXT ELEVATIONS**

**RITZ-SAGAMORE**

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| Date    | 05-08-2023 | Sheet No. | A0.07 |
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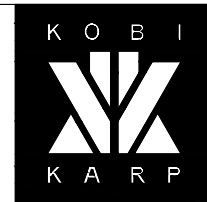
**Consultant:** STUDIO MUNGE.  
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**EXISTING CONDITIONS**

**SAGAMORE**

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1 VIEW FROM COLLINS AVENUE



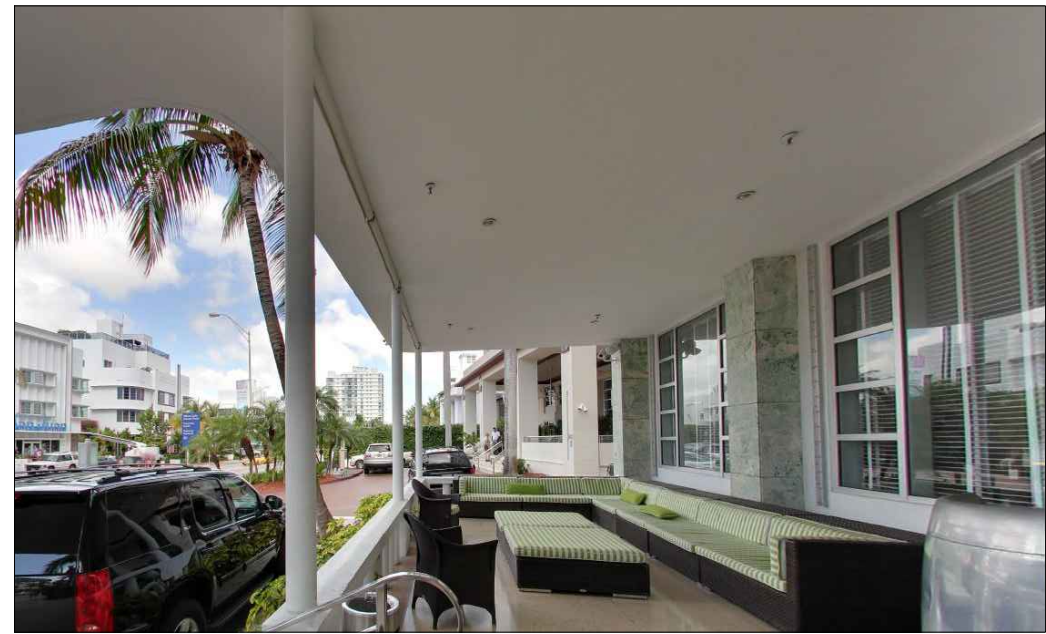
2 PORTE COCHERE TOWARDS LOBBY



3 EXTERIOR LOBBY LOUNGE TOWARDS THE RITZ



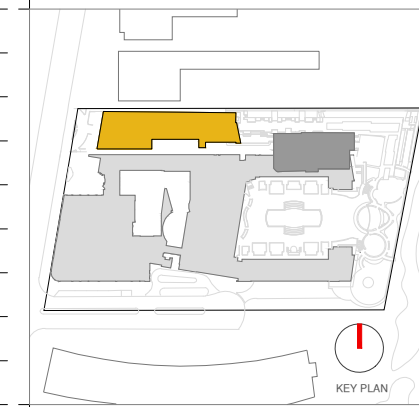
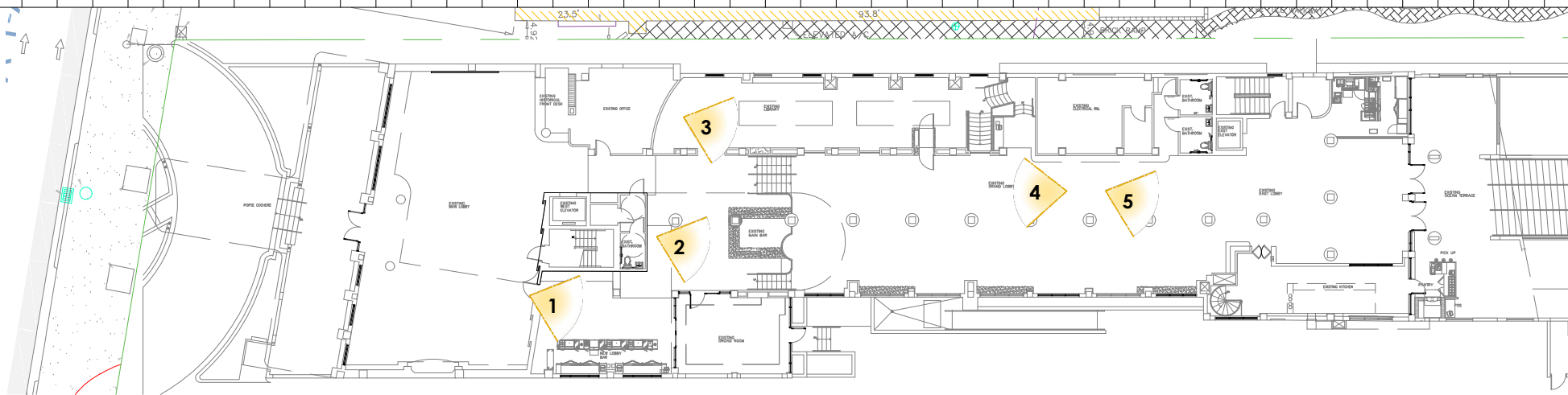
4 LOBBY TOWARDS PORTE COCHERE



5 EXTERIOR LOBBY LOUNGE TOWARDS THE NATIONAL







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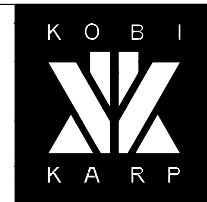
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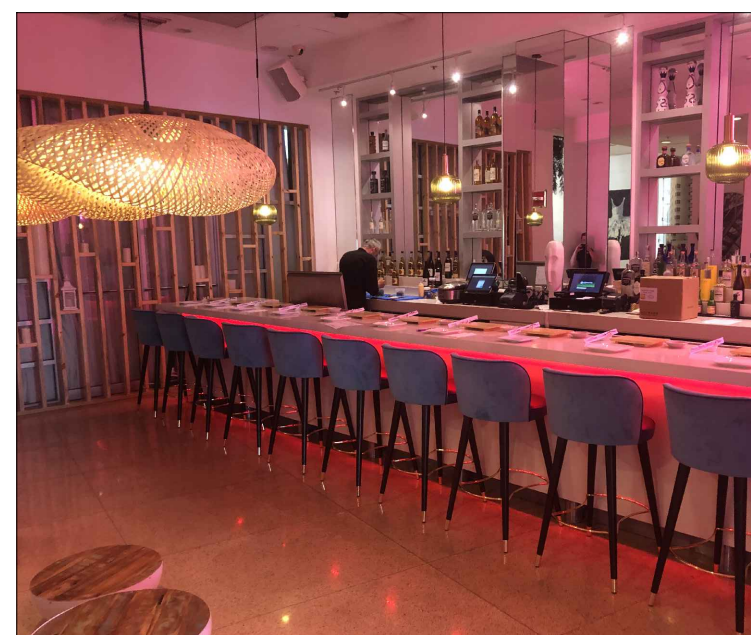
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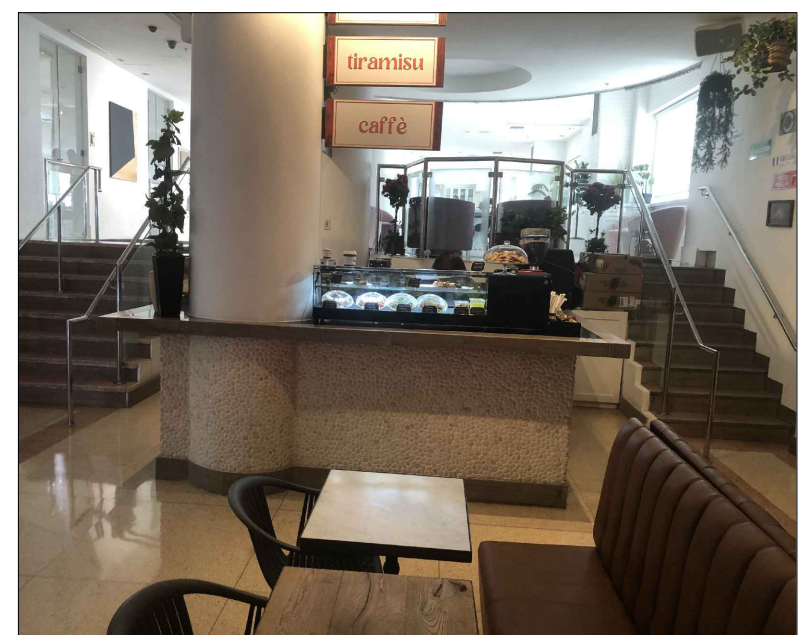
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**EXISTING CONDITIONS**  
SAGAMORE

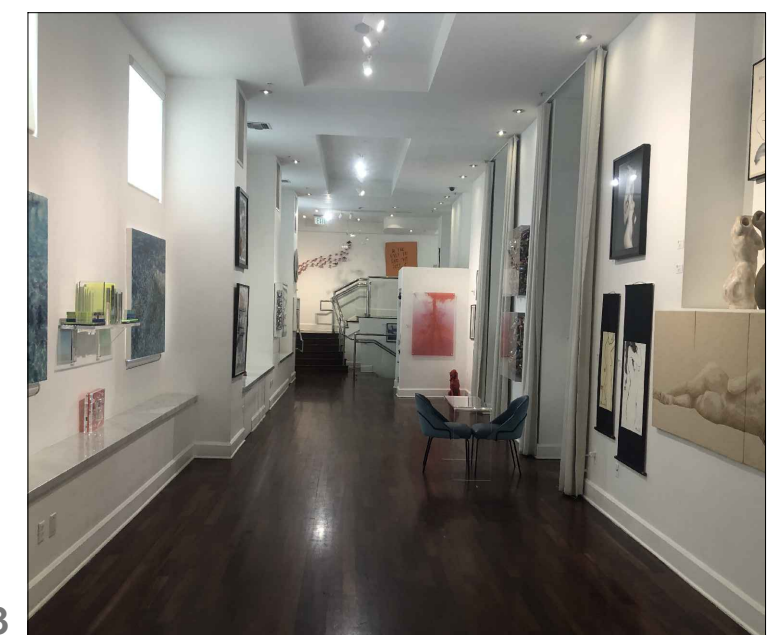
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| Date    | 05-08-2023 | Sheet No. | A0.32 |
| Scale   | NTS        |           |       |
| Project | 2018       |           |       |



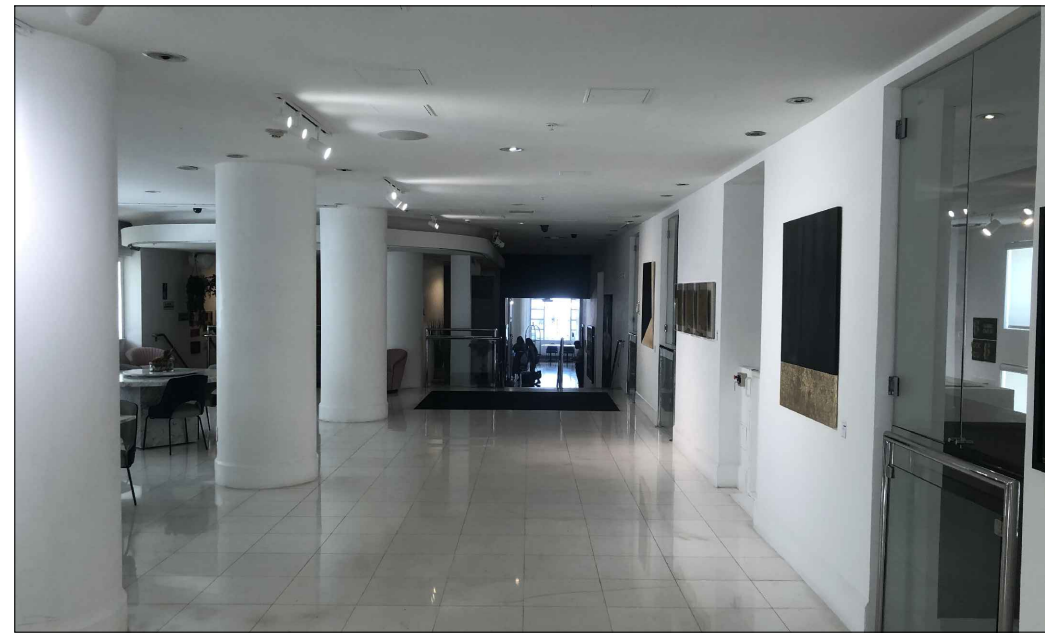
1 LOBBY BAR ADJACENT TO ORCHID ROOM



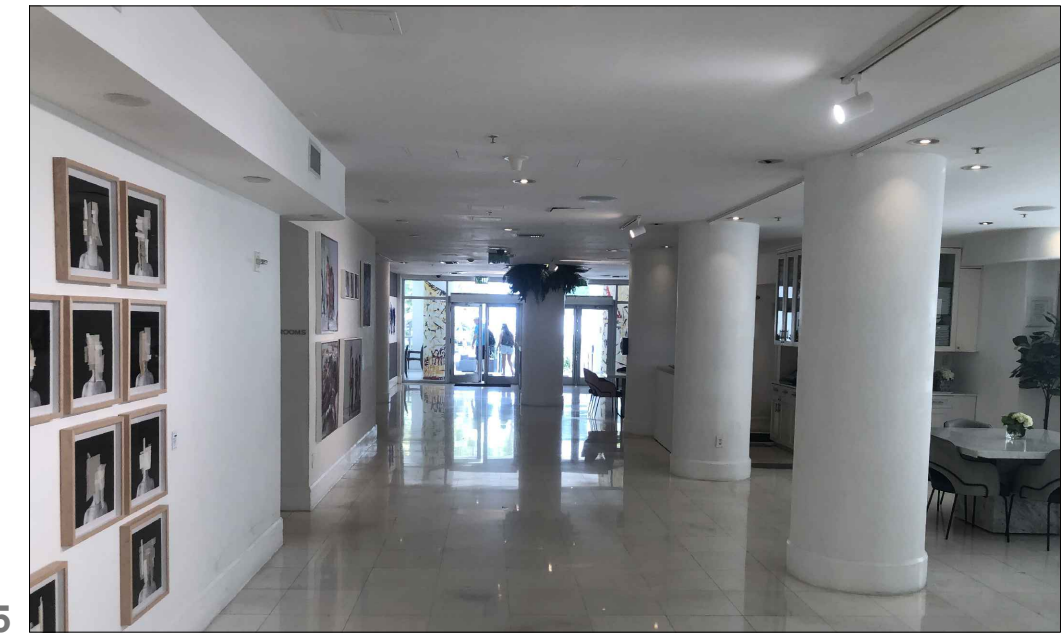
2 MAIN BAR



3 LIBRARY

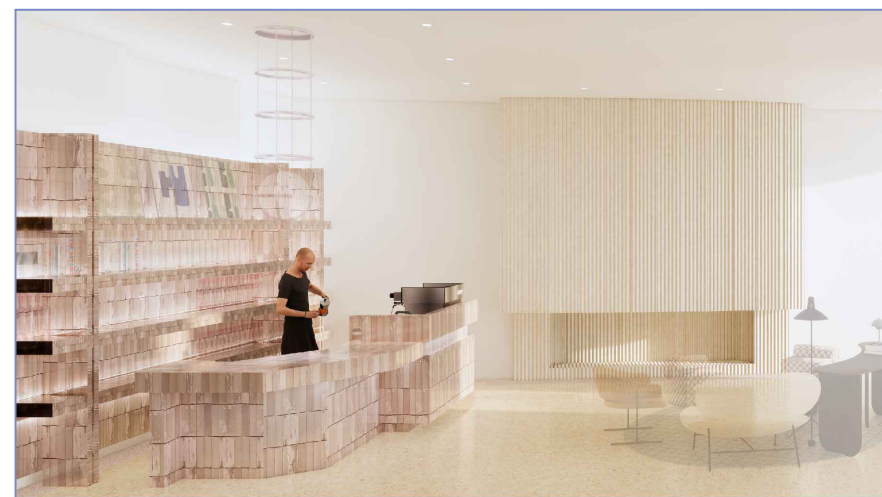
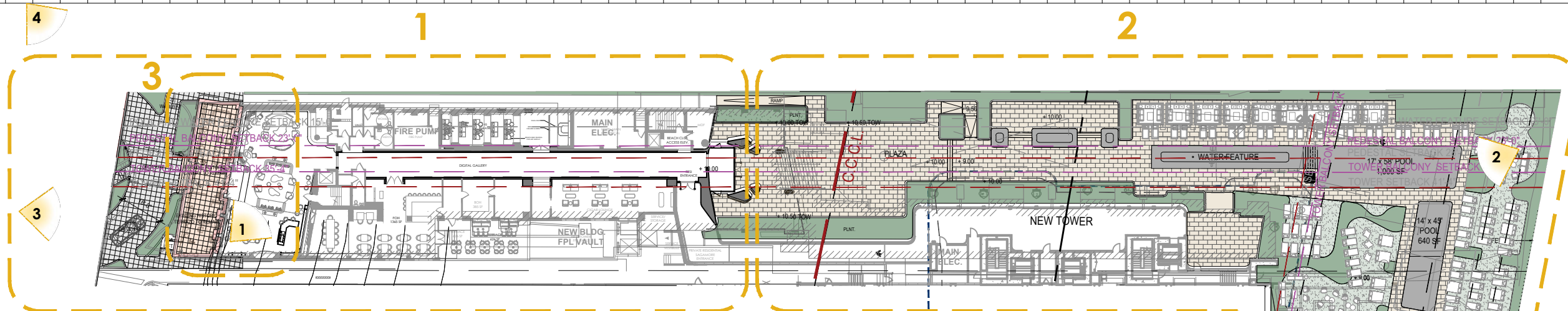


4 GRAND LOBBY TOWARDS COLLINS AVENUE

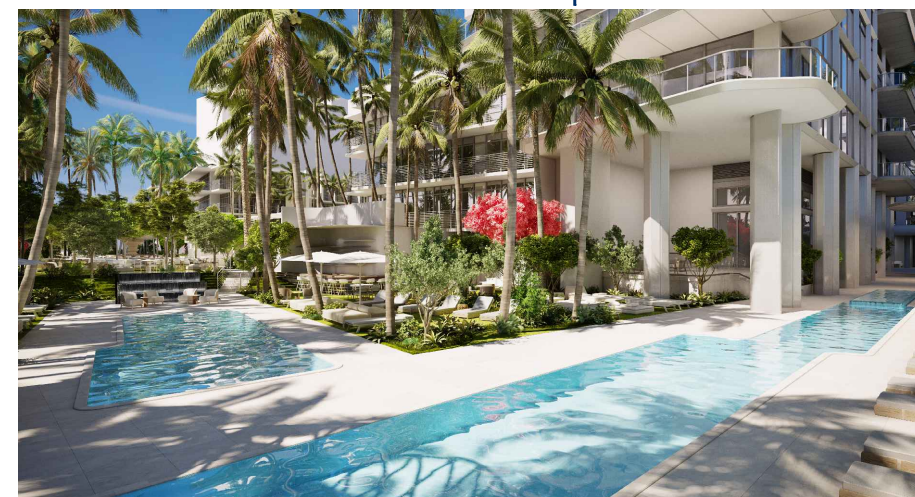


5 GRAND LOBBY TOWARDS POOL





Sagamore Lobby



Rear Yard



Sagamore New Door



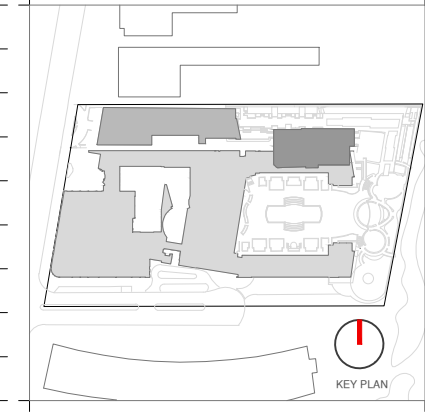
Sagamore Facade - Terrace Restoration

**OVERALL PROJECT SCOPE OF WORK**

- The Sagamore Lobby, Outdoor seating and corridor.
- Restoration of historic Sagamore facade massing.
- New rear yard, Pool deck, and beach restaurant.
- New Residential building ground up addition
- New Ritz entry canopy.

**INTERIOR & EXTERIOR SCOPE OF WORK AREAS**

- 1-Proposed Sagamore Area
- 2-Proposed Rear yard & pool deck Area
- 3-Restoration of Sagamore Facade & Addition of Exterior Door



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**SCOPE OF WORK**  
RITZ-SAGAMORE

|         |            |           |       |
|---------|------------|-----------|-------|
| Date    | 05-08-2023 | Sheet No. | A0.50 |
| Scale   | 1"=50'-0"  |           |       |
| Project | 2018       |           |       |