

THE SAGAMORE HOTEL

Interior Renovation and Additions

1671 Collins Avenue. Miami Beach, Florida, 33139

City of Miami Beach Planning & Zoning Dept.

Historic Preservation Board - May 09, 2017

HPB - FINAL SUBMITTAL

ZONING DISTRICT RM-3 (Residential Multifamily, High Density)

APPLICABLE CODES

- CITY OF MIAMI BEACH ZONING CODE
 - FLORIDA BUILDING CODE - 2014 EDITION
 - FLORIDA FIRE PREVENTION CODE - 2014 EDITION
 - LIFE SAFETY CODE - NFPA 101, 2012 EDITION



SCOPE OF THE WORK - HPB FINAL SUBMITTAL

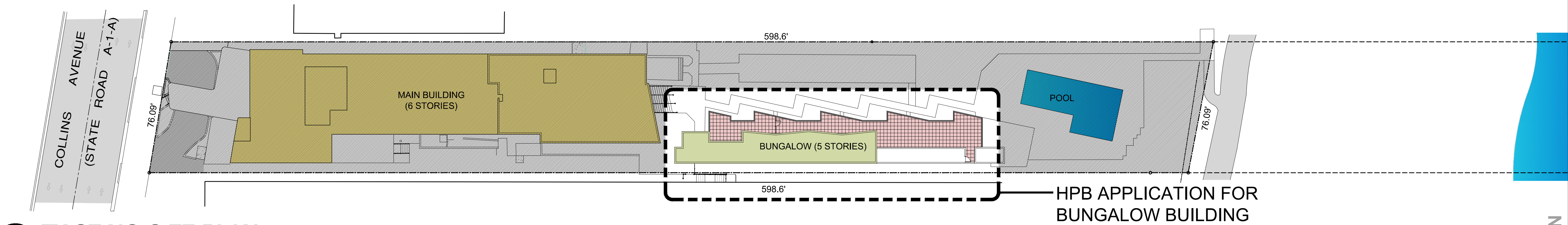
1. MINIMUM ROOM SIZE VARIANCE

DRAWING INDEX				
SHEET No.	SHEET TITLE	REVISIONS		
		Δ	Δ	Δ
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0.00	FRONT COVER SHEET			
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A0.02	ZONING INFORMATION - EXISTING FAR DIAGRAMS			
A0.03	GUESTROOM UNIT COUNT CHARTS			
A1.00	EXISTING OVERALL PLAN AT LEVEL 1			
A1.01	EXISTING FLOOR PLAN - BUNGALOW BUILDING LEVELS 1 THRU 3			
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A1.08	PHOTOGRAPHS - OVERALL BUILDING			
A1.09	PHOTOGRAPHS - OVERALL BUILDING			

PROJECT APPLICANT: EBJ / INSITE Sagamore, LLC 910 SE 17th Street, Suite 400 Fort Lauderdale, FL 33316 Contact: Ronald Tencer Tel : 954 . 358 . 6800 email : ront@insiteus.com	ARCHITECT OF RECORD:  RD Architects 1800 SW 1st Avenue, Suite 607 Miami Florida 33129 Contact: Victor Rodriguez, Architect Off : 786.762.2679 Cel : 305.282.0005 email: vh.rodriguez@rda-archint.com				
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1 AERIAL VIEW



2 EXISTING SITE PLAN

SCALE: 1" = 30'-0"

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information	(AS PREVIOUSLY APPROVED BY HPB)			
1	Address:	1671 Collins Avenue, Miami Beach, FL 33139			
2	Board and file numbers :				
3	Folio number(s):	02-3234-019-0530			
4	Year constructed:	1948	Zoning District:	RM-3	
5	Based Flood Elevation:	8 FT	Grade value in NGVD:	9.5 FT (AT LOT MIDPOINT)	
6	Adjusted grade (Flood+Grade/2):	N/A	Lot Area:	44,847.75 SF	
7	Lot width:	76.09 FEET	Lot Depth:	598.58 FEET	
8	Minimum Unit Size	200 SF	Average Unit Size	N/A	
9	Existing use:	HOTEL	Proposed use:	HOTEL	
	Maximum	Existing	Approved by HPB	Deficiencies	
10	Height	200 FT	83.35' NGVD	NO CHANGE	N/A
11	Number of Stories	22 STORIES	6 STORIES	NO CHANGE	N/A
12	FAR (LOT AREA = 44,847.75) X 2.0	89,648 SF	87,499 SF	87,993 SF	N/A
13	Gross square footage				
14	Square Footage by use	N/A			N/A
15	Number of units Residential	N/A	N/A	N/A	N/A
16	Number of units Hotel	N/A	93	146	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A	N/A
	Setbacks	Required	Existing	Approved by HPB	Deficiencies
Subterranean:					
19	Front Setback:	N/A	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
At Grade Parking:					
24	Front Setback:	N/A	N/A	N/A	N/A
25	Side Setback:	N/A	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback facing street:	N/A	N/A	N/A	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
Pedestal:					
29	Front Setback (WEST):	20'-0"	46.32 FT	NO CHANGE	N/A
30	Side Setback (NORTH):	7.5 FT	5.0 FT	NO CHANGE	N/A
31	Side Setback (SOUTH):	7.5 FT	5.0 FT	NO CHANGE	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback (EAST):	119.6	43.2 FT	NO CHANGE	N/A
Tower:					
34	Front Setback:	N/A	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback facing street:	N/A	N/A	N/A	N/A
38	Rear Setback:	N/A	N/A	N/A	N/A

3 ZONING DATA CHART

NTS

(AS PREVIOUSLY APPROVED BY HPB)

	Parking	Required	Existing	Approved by HPB	Deficiencies
39	Parking district	1	1	1	
40	Total # of parking spaces		0	0	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	4	0	0	4
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions	N/A			
44	Parking Space configuration (450,600,900,Parallel)	N/A			
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	N/A			
48	Valet drop off and pick up				
49	Loading zones and Trash collection areas				
50	of racks				

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Approved by HPB	Deficiencies
51	Type of use	N/A	RESTAURANT / BAR	RESTAURANT / BAR	
52	Number of seats located outside on private property	N/A	RESTAURANT & BAR	32 + 67 + 20	
53	Number of seats inside	N/A	RESTAURANT & BAR	57 + 20 + 35	
54	Total number of seats	N/A	RESTAURANT & BAR	231	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56	Total occupant content				
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

58	Proposed hours of operation	Indoor Restaurant and Bar (8 00 AM to 5 00 AM)			
59	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)	NO			
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NO			
61	Is this a contributing building?	YES			
62	Located within a Local Historic District?	YES			

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

PARKING CALCULATION					
USE	DESCRIPTION	RATE	REQUIRED SPACES *		PROPOSED
EXISTING HOTEL ROOMS (HISTORICAL BUILDING)	N/A	N/A	0	0 P.S.	0 P.S.
NEW HOTEL ROOMS (NEW UNITS WITHIN BUNGALOW BUILDING)	7	0.5 P.S./UNIT (100 UNITS MAX)	0.5 P.S. X 7 UNITS	4 P.S.	4 P.S.
EXISTING RESTAURANT /BAR (WITHING HISTORIC BUILDING)	N/A	N/A	0		0 P.S.
NEW BAR AT LOBBY	N/A	N/A	0		0 P.S.
TOTAL			4 P.S.		4 P.S.

* SPACES REQUIRED PER CITY OF MIAMI BEACH FL CODE OF ORDINANCE / ARTICLE IV, SEC 130.33 - OFF STREET PARKING REQUIREMENTS FOR PARKING DISTRICT No. 1

LOADING PARKING CALCULATION					
USE	DESCRIPTION	RATE	REQUIRED SPACES *		PROPOSED
EXISTING RESTAURANT / MEETING ROOM	N/A	N/A	0	0 P.S.	0 P.S.
TOTAL			0 P.S.		0 P.S.

* SPACES REQUIRED PER CITY OF MIAMI BEACH FL CODE OF ORDINANCE / ARTICLE IV, SEC 130.101 - OFF STREET PARKING REQUIREMENTS FOR LOADING

4 PARKING CALCULATIONS

NTS

(PREVIOUSLY APPROVED)

OCCUPANCY COUNT (RESTAURANT, BAR & LOUNGE)				
USE	DESCRIPTION	RATE	OCCUPANT LOAD	
LOBBY BAR	771 SF	1 PERSON PER 30 SF	26 PERSON	
LOUNGE	837 SF	1 PERSON PER 30 SF	28 PERSON	
RESTAURANT (INDOOR)	1377 SF	1 PERSON PER 30 SF	46 PERSON	
RESTAURANT (OUTDOOR)	899 SF	1 PERSON PER 15 SF	60 PERSON	
RESTAURANT BAR (INDOOR)	553 SF	1 PERSON PER 30 SF	19 PERSON	
RESTAURANT BAR (OUTDOOR)	1094 SF	1 PERSON PER 15 SF	73 PERSON	
TOTAL			252 PERSON	

5 OCCUPANCY COUNT

NTS

(PREVIOUSLY APPROVED)

PROJECT:

SAGAMORE

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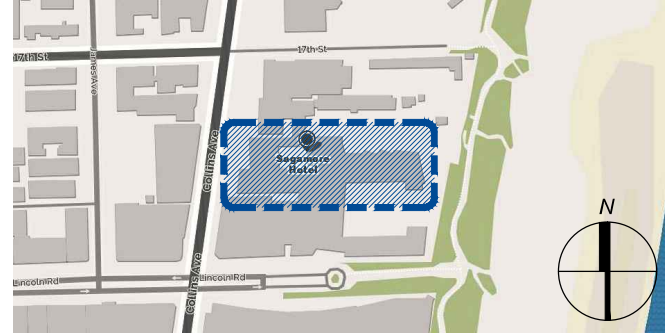
ARCHITECT OF RECORD:



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KEY PLAN



SIGNATURE / DATE / SEAL

Victor H. Rodriguez,
Registered Architect
State of Florida # AR0094965

HPB FINAL SUBMITAL ROOM SIZE VARIANCE

Issue: Issue Date / For
(1) 04.24.2017 / HPB First Submittal
(2) 05.09.2016 / HPB Final Submittal

DDCI Project #: 2016.021

Drawn by: VHR
Approved by: VHR

SHEET INDEX

- Project Statistics
- Location Map
- Site Plan

SCALE : As Indicated

SHEET NO.

A0.01

HPB FIRST SUBMITAL. MAY 09, 2017 - NOT FOR CONSTRUCTION

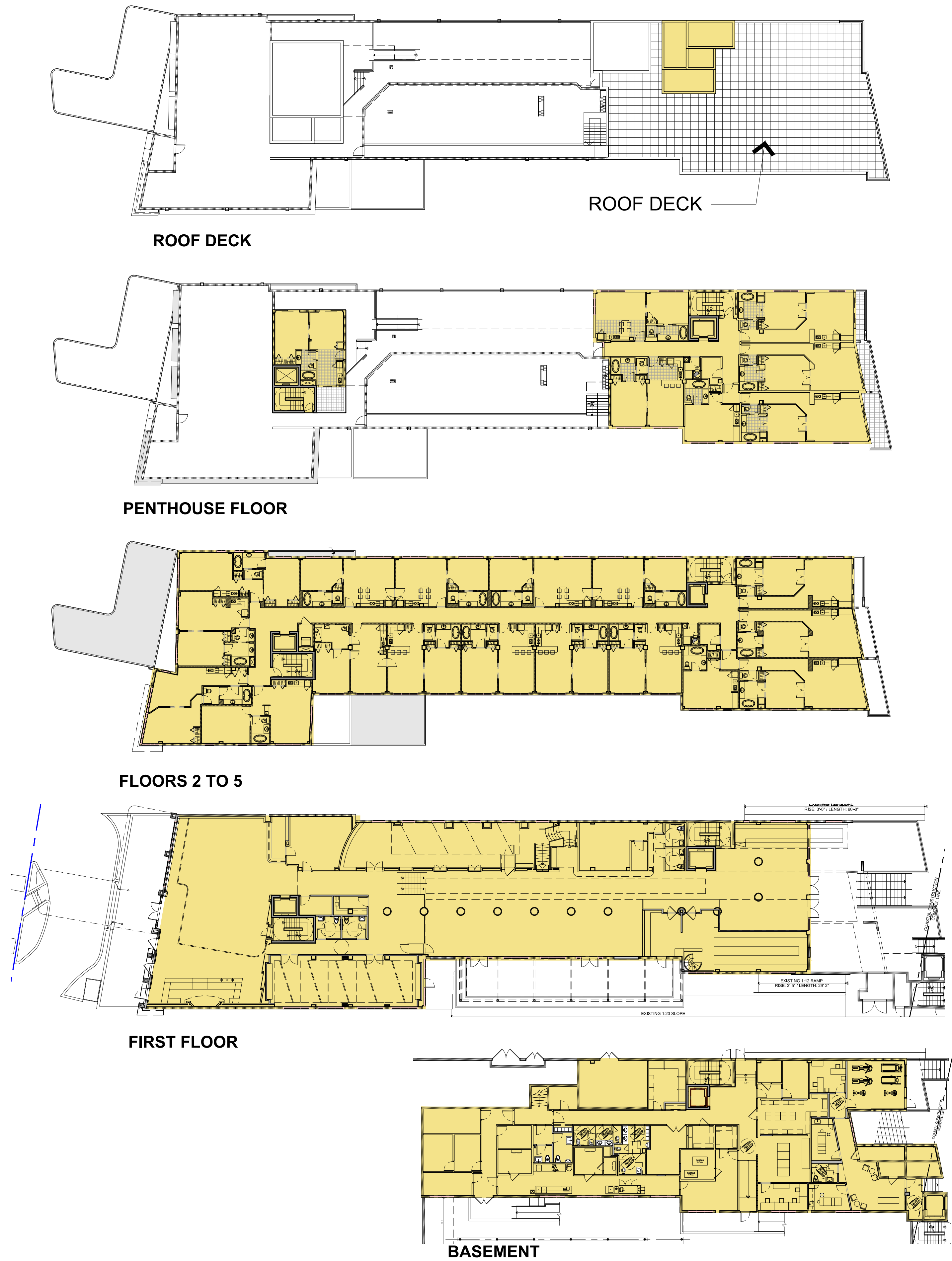
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MAIN HOTEL FAR CALCULATIONS (SF)

FLOOR LEVEL	F.A.R.	TOTAL
ROOF DECK	494	494
PENTHOUSE FLOOR	4,970	4,970
FLOORS 2-5 (4)	48,224	48,224
FIRST FLOOR	11,839	11,839
BASEMENT (AT 50%)	3,397	3,397
TOTAL FAR AREAS	68,924 SF	68,924 SF

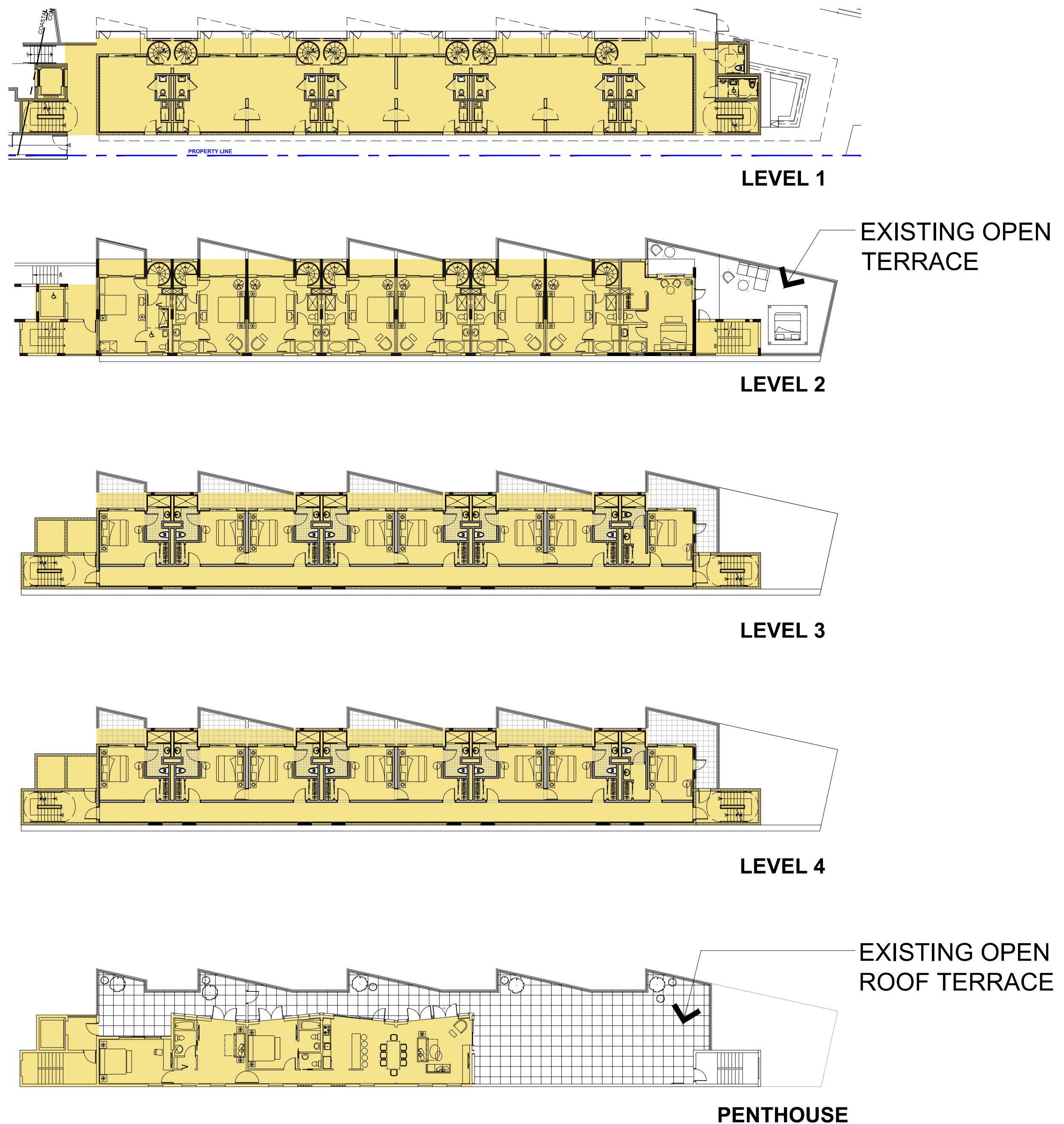
BUNGALOW FAR CALCULATIONS (SF)

FLOOR LEVEL	F.A.R.	TOTAL
PENTHOUSE FLOOR	1,878	1,878
FLOORS 2-4 (3)	12,789	12,789
FIRST FLOOR	4,402	4,402
TOTAL FAR AREAS	19,069 SF	19,069 SF

F.A.R. GRAND TOTAL 87,993 SF

MAX. F.A.R. ALLOWED 89,648 SF

AVAILABLE F.A.R. 1,655 SF



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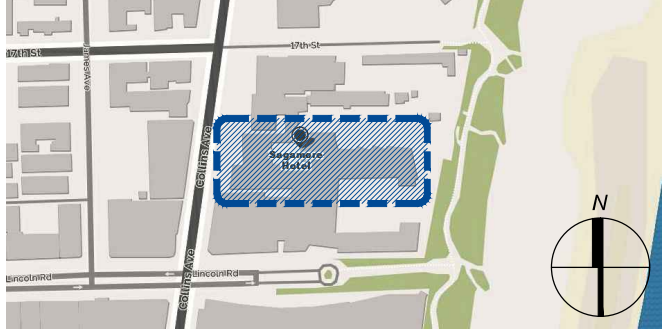
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②	05.09.2016 / HPB Final Submittal

DDCI Project #: 2016.021
Drawn by: VHR
Approved by: VHR

SHEET INDEX

- Proposed Building Area Calcs.
- F.A.R. Diagrams

SCALE: NTS

SHEET NO.

A0.02

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4

E

D

C

B

A

EXISTING

BUNGALOW BUILDING ROOMS COUNT							
ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA	ROOM No.	AREA
★ B-101	862 SF			★ B-301	746 SF	B-501	505 SF
★ B-102	848 SF			★ B-302	735 SF	B-502	1003 SF
★ B-103	848 SF			★ B-303	735 SF		
★ B-104	848 SF			★ B-304	735 SF		
★ B-105	848 SF			★ B-305	735 SF		
★ B-106	848 SF			★ B-306	735 SF		
★ B-107	848 SF			★ B-307	735 SF		
B-108	431 SF	B-208	431 SF	★ B-308	746 SF		
8 ROOMS		1 ROOMS		8 ROOMS		2 ROOMS	

TOTAL
19 ROOMS

PROPOSED

BUNGALOW BUILDING ROOMS COUNT													
UNIT AREA BREAKDOWN													
	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		PENTHOUSE		TOTAL UNITS	TOTAL AREA	
	UNIT #	AREA	UNIT #	AREA	UNIT #	AREA	UNIT #	AREA	UNIT #	AREA			UNITS 335+ 300 -335
	★ B-101	862 SF			B-301	314 SF	B-401	314 SF	B-501	505 SF			B-101, B1-102 B-301, B1-302
	★ B-102	848 SF			B-302	311 SF	B-402	311 SF	B-502	1003 SF			B-103, B1-104 B-303, B1-304
	★ B-103	848 SF			B-303	311 SF	B-403	311 SF					B-105, B1-106 B-305, B1-306
	★ B-104	848 SF			B-304	311 SF	B-404	311 SF					B-107, B1-108 B-307, B1-308
	★ B-105	848 SF			B-305	311 SF	B-405	311 SF					B-208, B-401, B1-402
	★ B-106	848 SF			B-306	311 SF	B-406	311 SF					B-501, B-502 B-403, B1-404
	★ B-107	848 SF			B-307	311 SF	B-407	311 SF					B-405, B1-406
	B-108	431 SF	B-208	431 SF	B-308	314 SF	B-408	314 SF					B-407, B1-408
TOTAL	8	6,381 SF	1	431 SF	8	2,494 SF	8	2,494 SF	2	1,508 SF	27	13,308 SF	11 16
AVERAGE		797.62 SF		431 SF		311.75 SF		311.75 SF		754 SF		482.88 SF	% 40% 60 %

(*) DENOTES 2-STORY UNITS

PROJECT:



1671 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER :

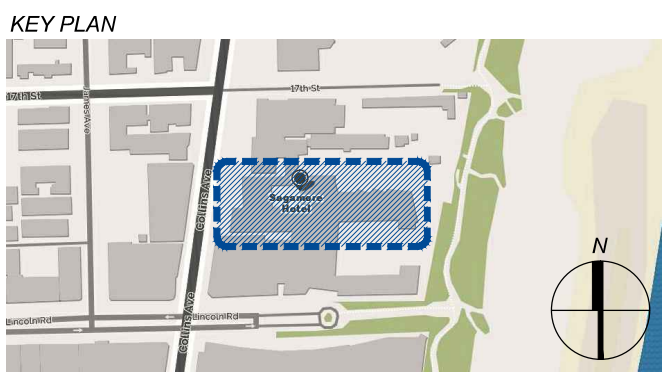
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Approved by: VHR

SHEET INDEX

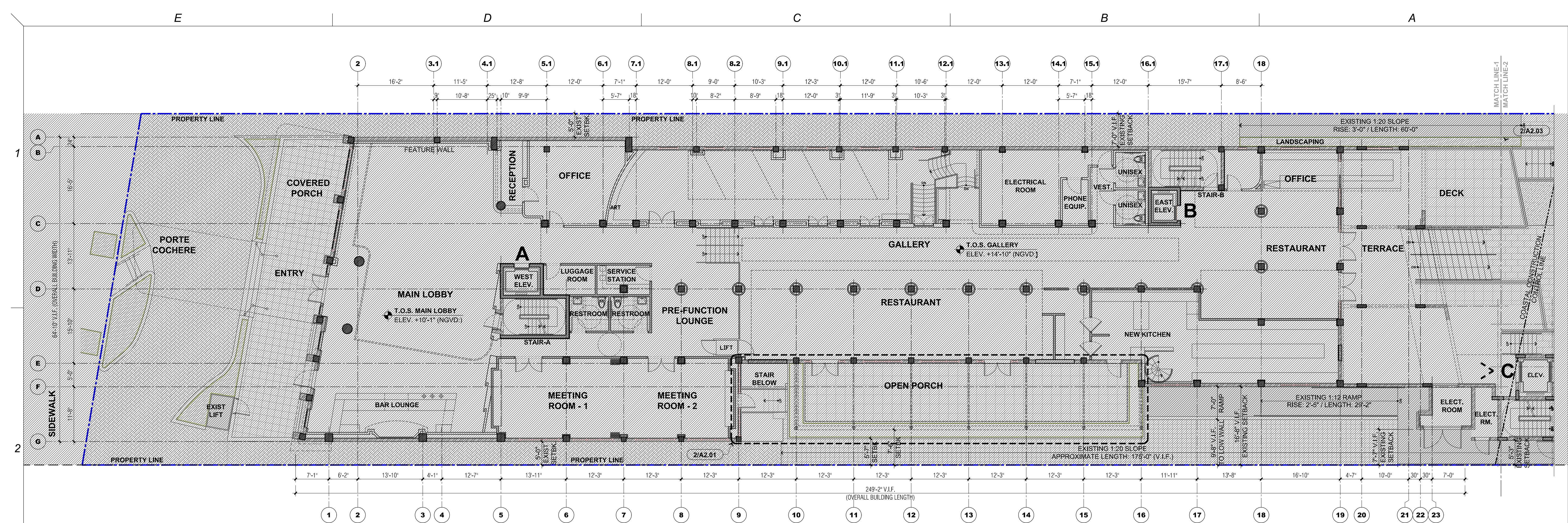
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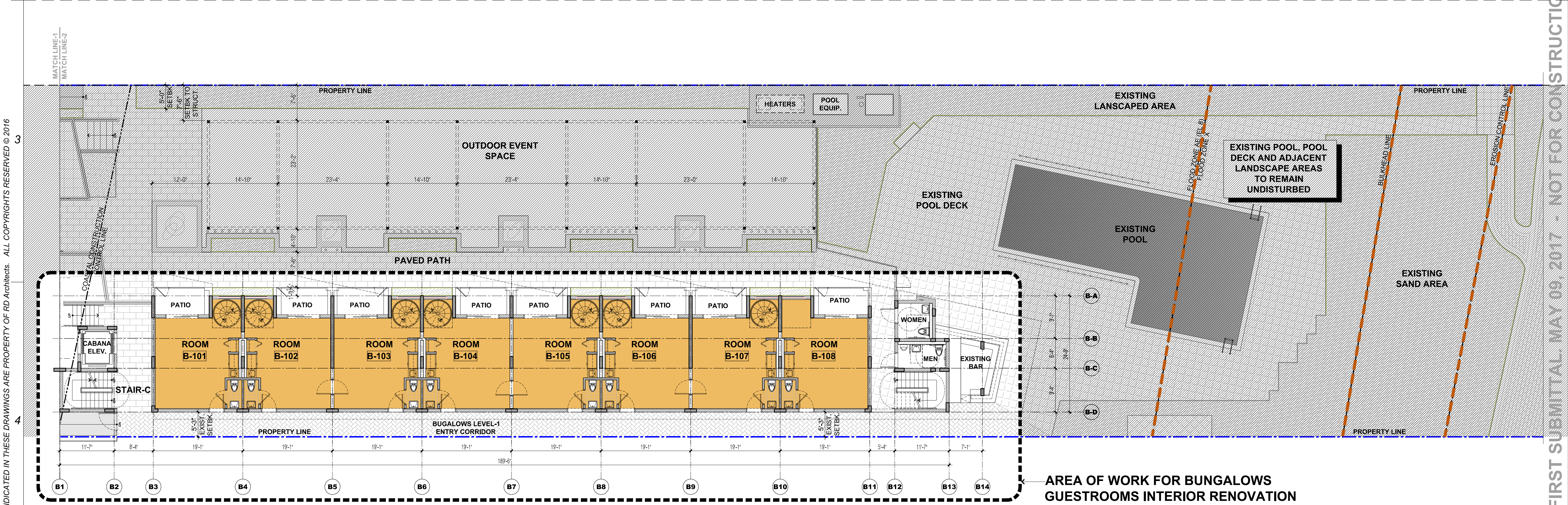
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A0.03

HPB FIRST SUBMITTAL. MAY 09, 2017 - NOT FOR CONSTRUCTION



1 NOT PART OF THIS SUBMITTAL
OVERALL FLOOR PLAN - MAIN BUILDING - LEVEL 1
SCALE: 3/32" = 1'-0"



2 OVERALL PROPOSED FLOOR PLAN - BUNGALOWS - LEVEL 1 (PREVIOUSLY APPROVED BY HPB)
SCALE: 3/32" = 1'-0"

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KEY PLAN

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ROOM SIZE VARIANCE**

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SHEET INDEX

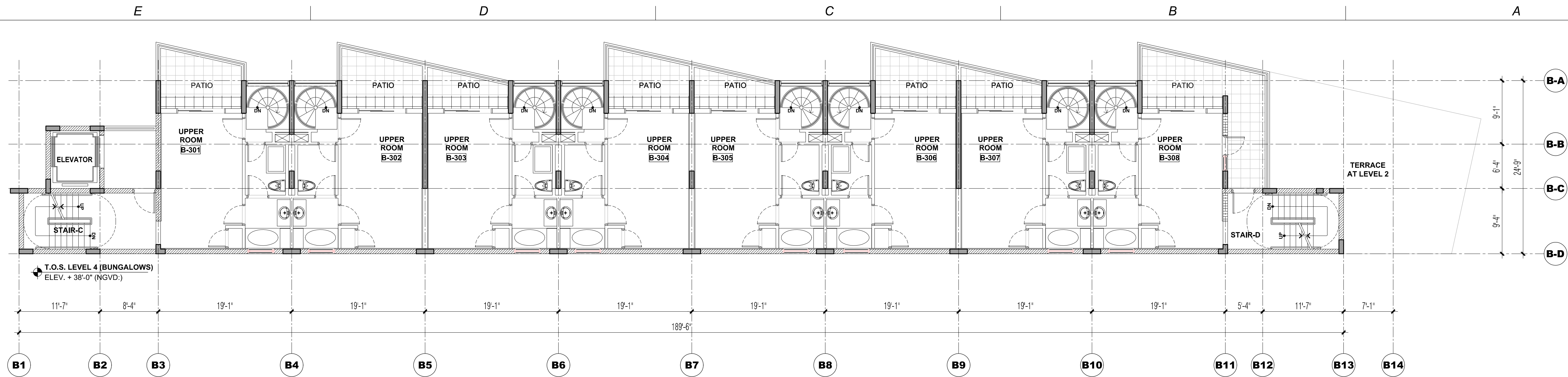
- Overall Proposed Floor Plan - Main Building Level 1
- Overall Proposed Floor Plan - Bungalow Level 1

SCALE: 3/32" = 1'-0"

SHEET NO.

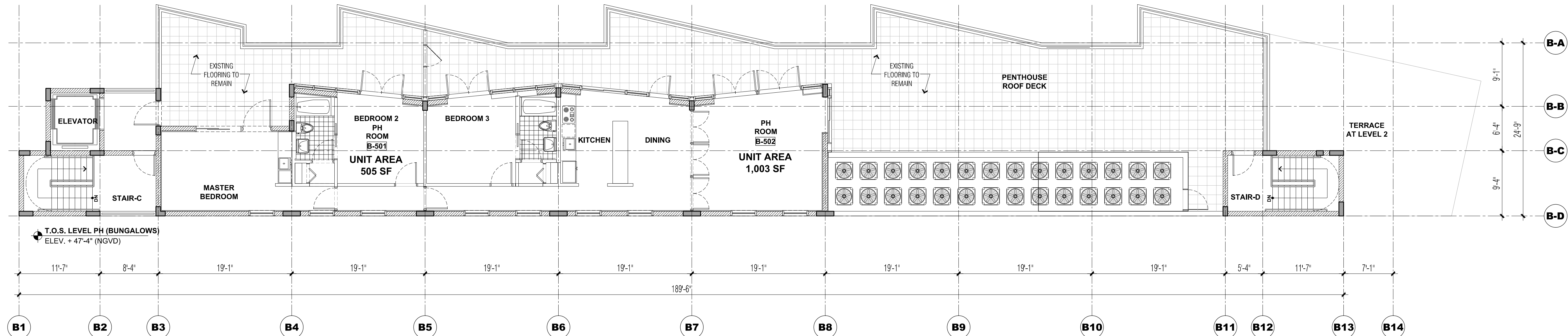
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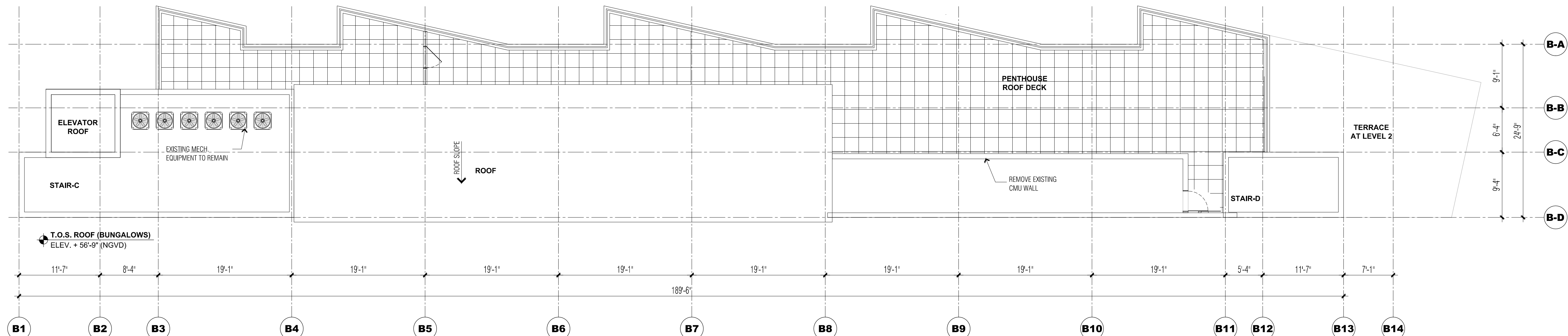
1 BUNGALOW EXISTING FLOOR PLAN LEVEL 4
SCALE: 1/8" = 1'-0"

2



2 BUNGALOW EXISTING FLOOR PLAN PENTHOUSE
SCALE: 1/8" = 1'-0"

3



3 BUNGALOW EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

4

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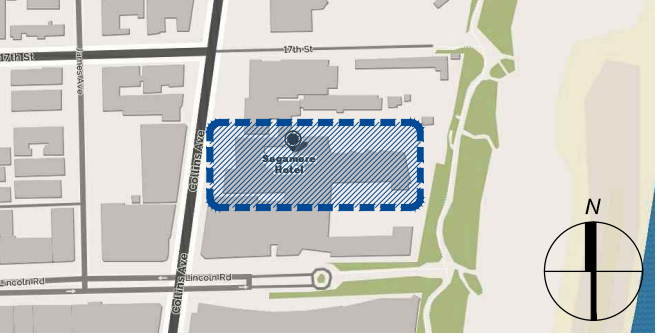
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1

2

KEY PLAN



SIGNATURE / DATE / SEAL

3

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SHEET INDEX
- Bungalow
- Existing-Demo Floor Plan
Levels 4 - PH & Roof

SCALE: 1/8" = 1'-0"

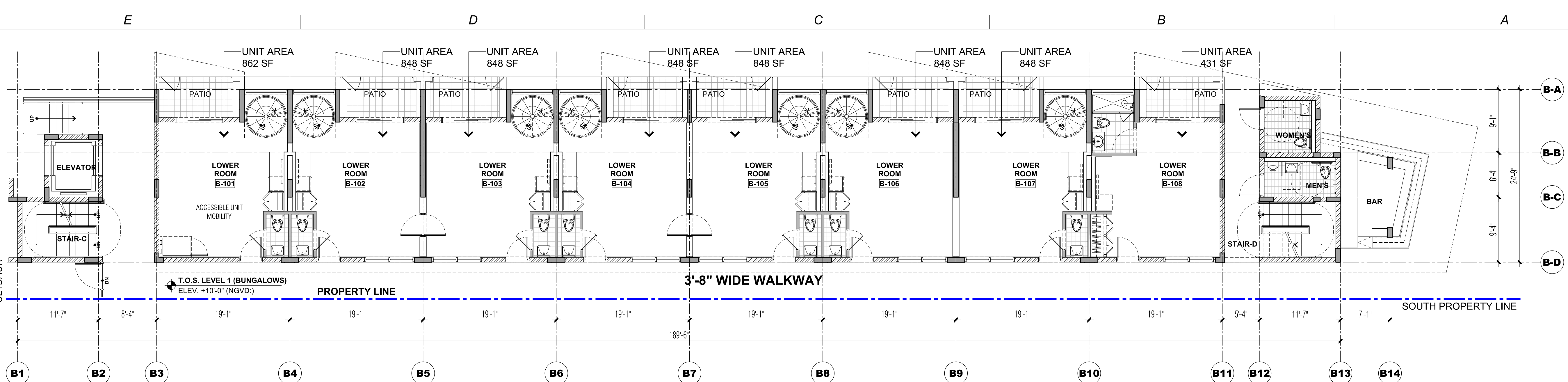
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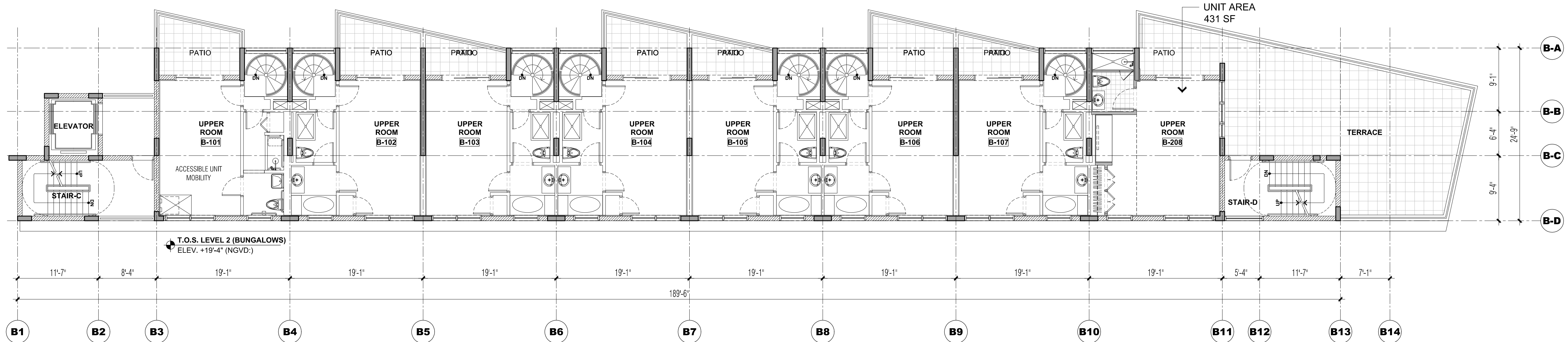
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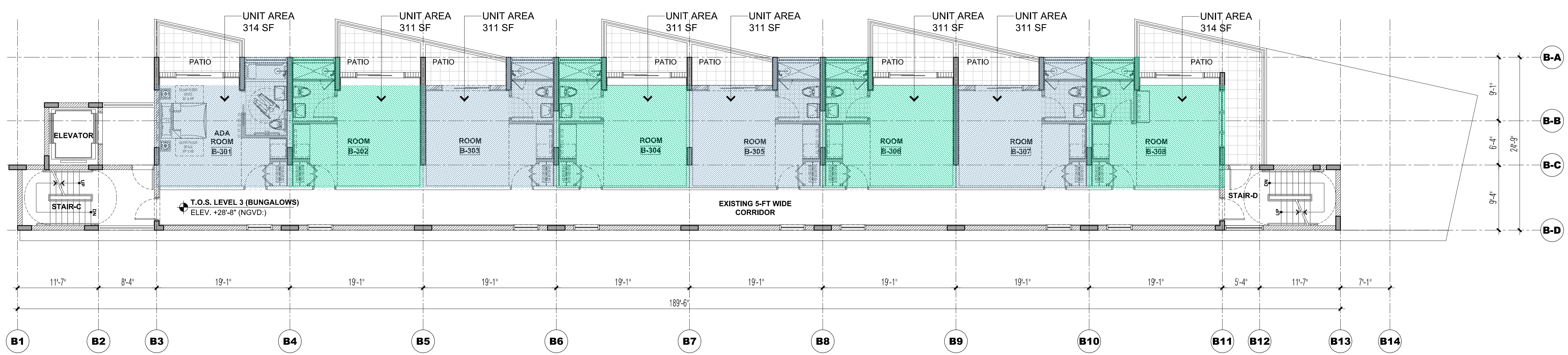
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1 BUNGALOW FLOOR PLAN LEVEL 1 (PREVIOUSLY APPROVED BY HPB)
SCALE: 1/8" = 1'-0"



2 BUNGALOW FLOOR PLAN LEVEL 2 (PREVIOUSLY APPROVED BY HPB)
SCALE: 1/8" = 1'-0"

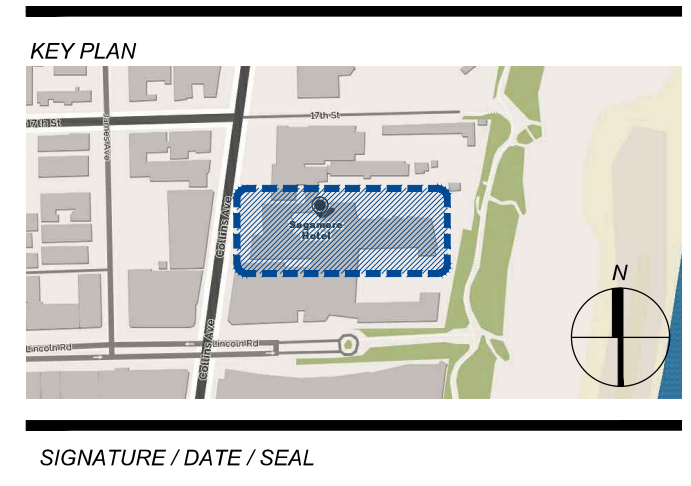


3 BUNGALOW PROPOSED FLOOR PLAN LEVEL 3 (APPLICATION FOR VARIANCE)
SCALE: 1/8" = 1'-0"

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SAGAMORE
1671 Collins Avenue, Miami Beach, FL 33139

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SHEET INDEX
- Bungalow
- Proposed Floor Plan
Levels 1 - 2 & 3

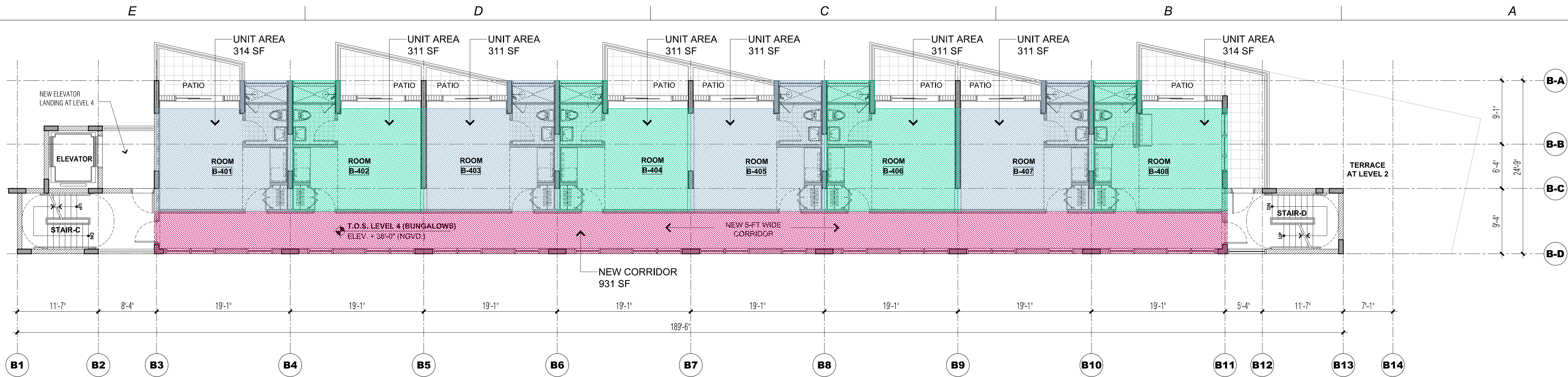
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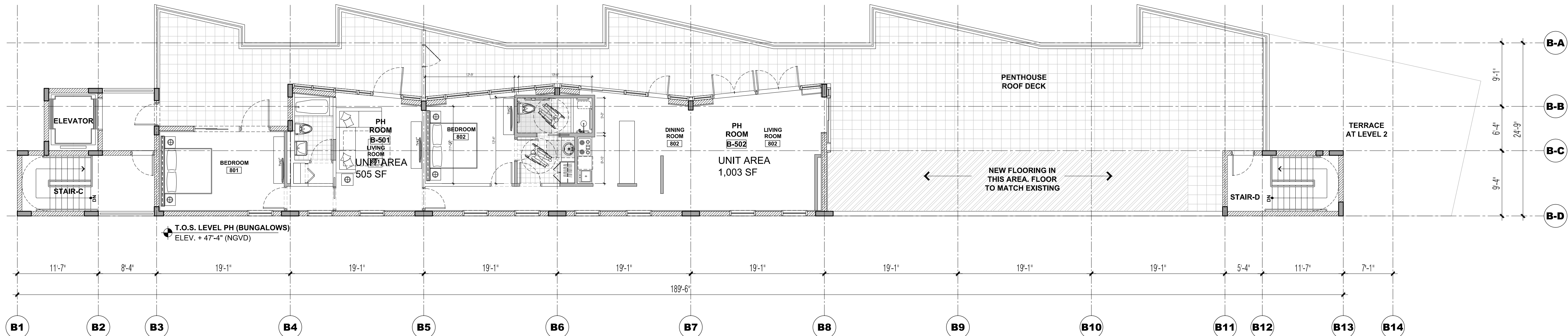
A1.03

HPB FIRST SUBMITTAL, MAY 09, 2017 - NOT FOR CONSTRUCTION

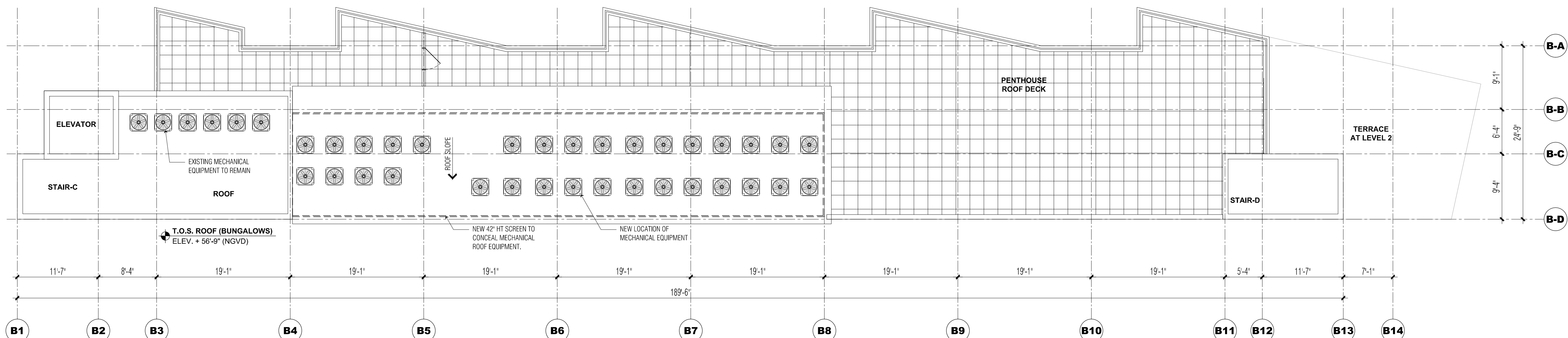
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1 BUNGALOW PROPOSED FLOOR PLAN LEVEL 4 (APPLICATION FOR VARIANCE)
SCALE: 1/8" = 1'-0"



2 BUNGALOW FLOOR PLAN PENTHOUSE (PREVIOUSLY APPROVED BY HPB)
SCALE: 1/8" = 1'-0"



3 BUNGALOW ROOF PLAN (PREVIOUSLY APPROVED BY HPB)
SCALE: 1/8" = 1'-0"

PROJECT:

SAGAMORE

1671 Collins Avenue, Miami Beach, FL 33139

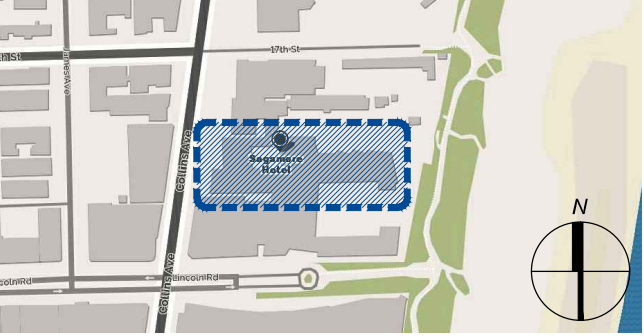
PROJECT OWNER:

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KEY PLAN



SIGNATURE / DATE / SEAL

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**HPB FINAL SUBMITAL
ROOM SIZE VARIANCE**

Issue	Issue Date / For
①	04.24.2017 / HPB First Submittal
②	05.09.2016 / HPB Final Submittal

DDCI Project #: 2016.021
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Approved by: VHR

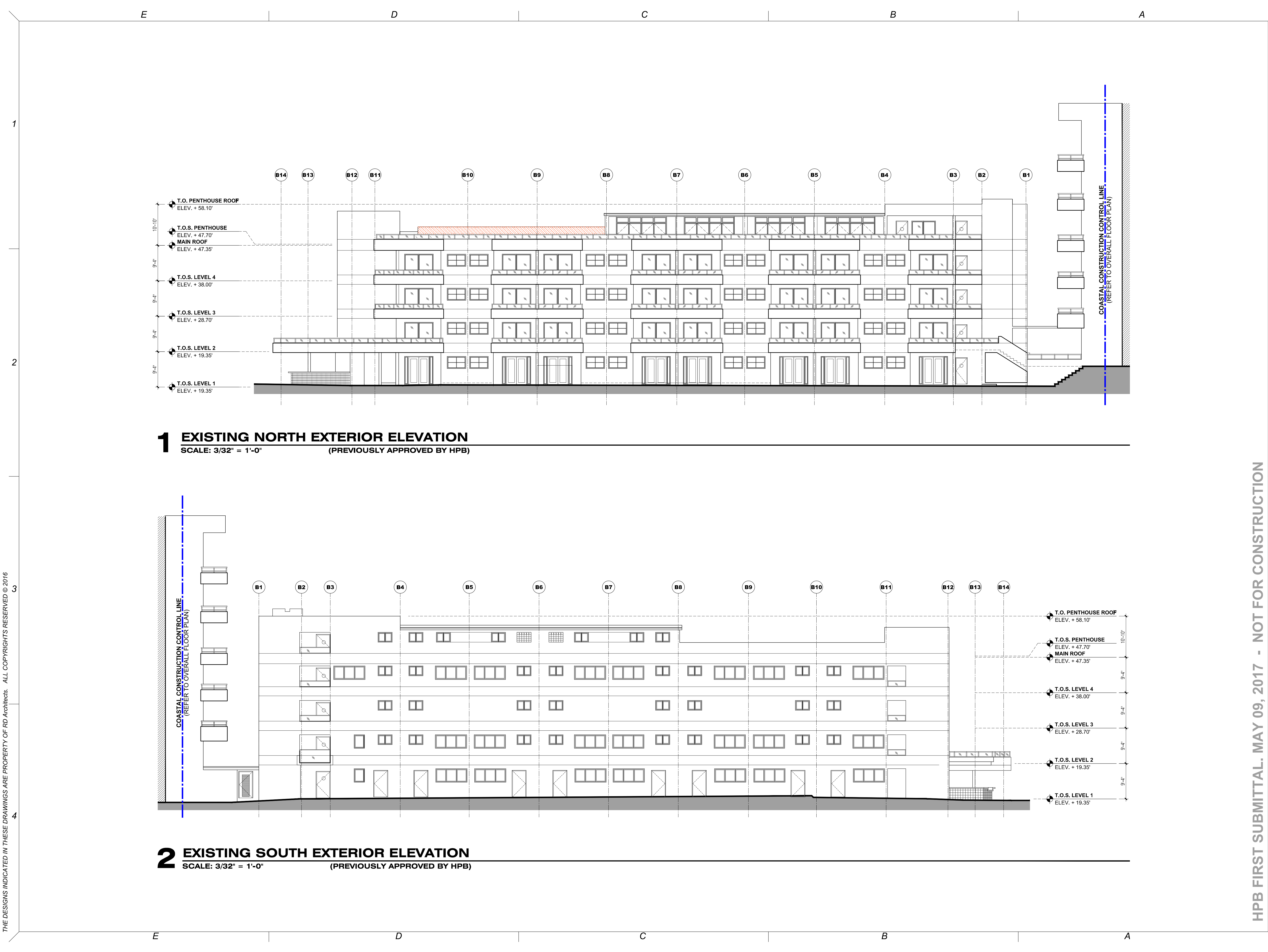
SHEET INDEX
**- Bungalow
- Proposed Floor Plan
Levels 4 - PH & Roof**

SCALE: 1/8" = 1'-0"

SHEET NO.

A1.04

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Approved by: VHR

SHEET INDEX
**- Existing North Elevation
- Existing South Elevation**

SCALE: 3/32" = 1'-0"

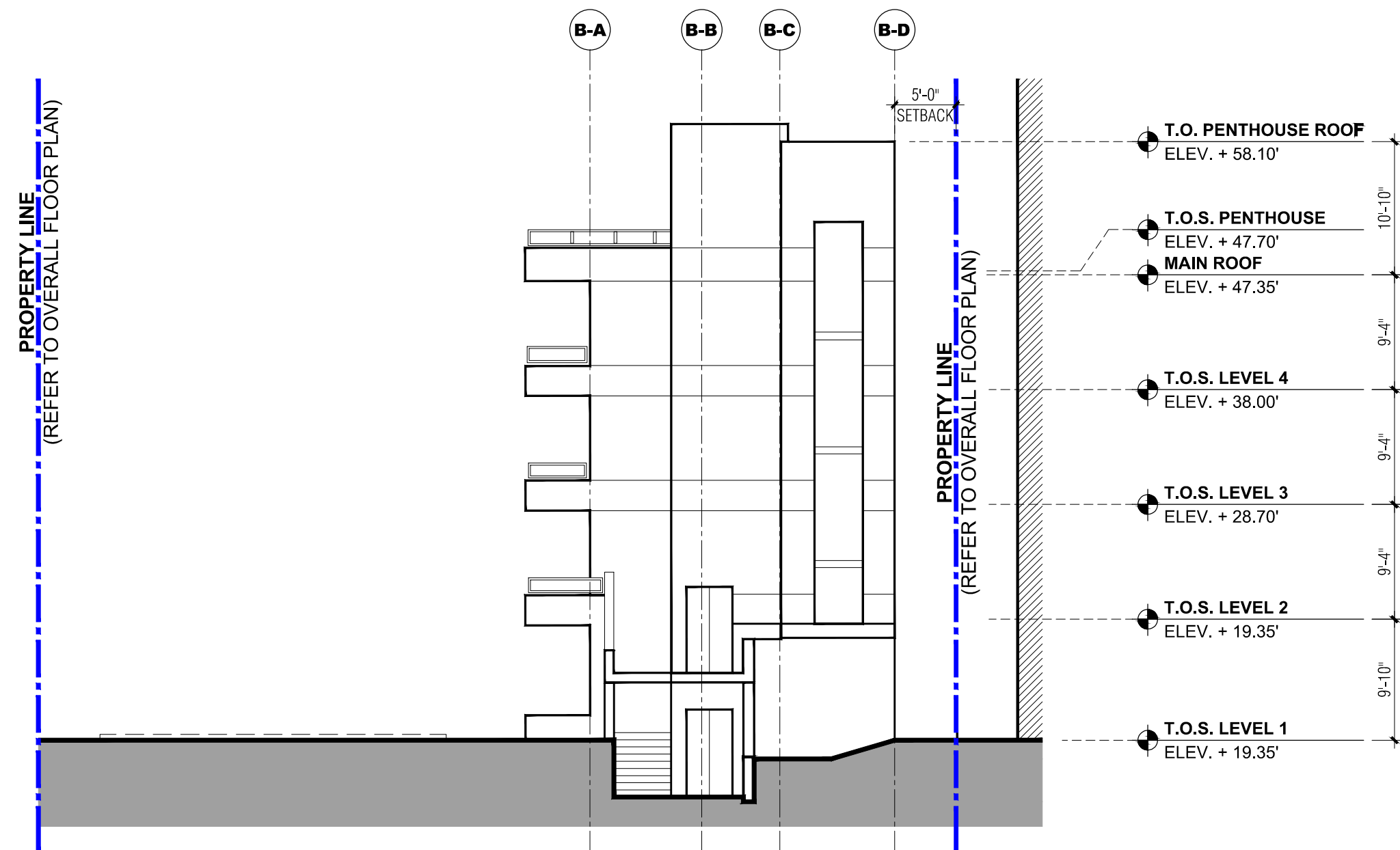
SHEET NO.

A1.05

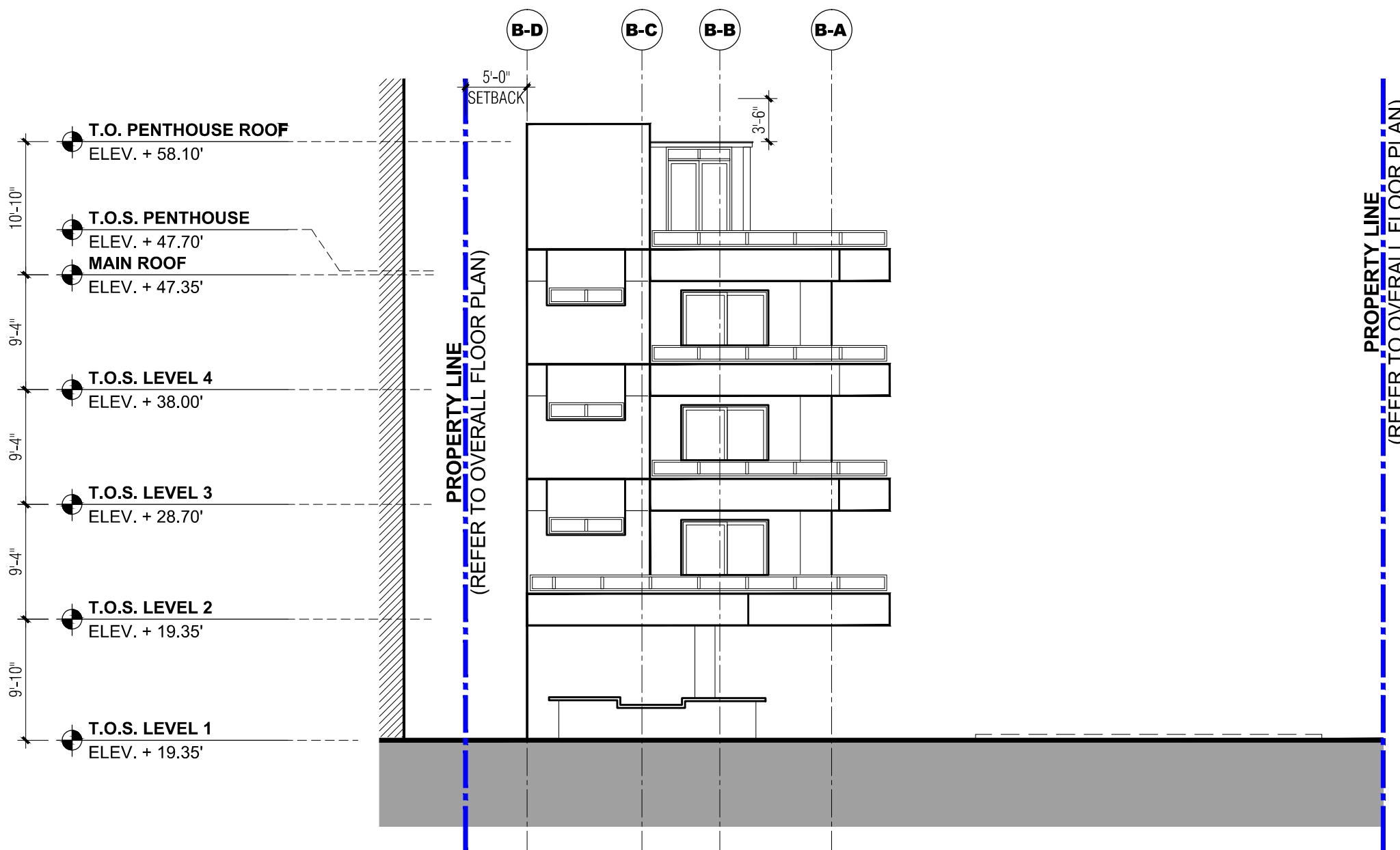
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1 EXISTING WEST EXTERIOR ELEVATION - BUNGALOWS
SCALE: 3/32" = 1'-0"
(PREVIOUSLY APPROVED BY HPB)

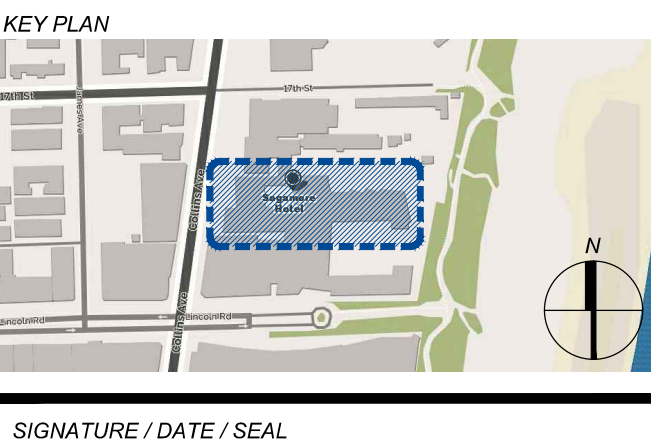


2 EXISTING EAST EXTERIOR ELEVATION - BUNGALOWS
SCALE: 3/32" = 1'-0"
(PREVIOUSLY APPROVED BY HPB)

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SHEET INDEX
- Existing East Elevation
- Existing West Elevation

SCALE: 3/32" = 1'-0"

SHEET NO.

A1.06

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1



VIEW OF IMMEDIATE CONTEXT NORTH OF BUILDING - COLLINS AVENUE

IMMEDIATE CONTEXT IMAGES

SCALE: NTS



VIEW OF IMMEDIATE CONTEXT SOUTH OF BUILDING - COLLINS AVENUE

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3



VIEW OF IMMEDIATE CONTEXT ACCROSS STREET - LOOKING SOUTH ON COLLINS AVENUE

IMMEDIATE CONTEXT IMAGES

SCALE: NTS



VIEW OF IMMEDIATE CONTEXT ACCROSS STREET - LOOKING NORTH ON COLLINS AVENUE

4

PROJECT:

SAGAMORE

1671 Collins Avenue, Miami Beach, FL 33139

PROJECT OWNER :

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ARCHITECT OF RECORD:

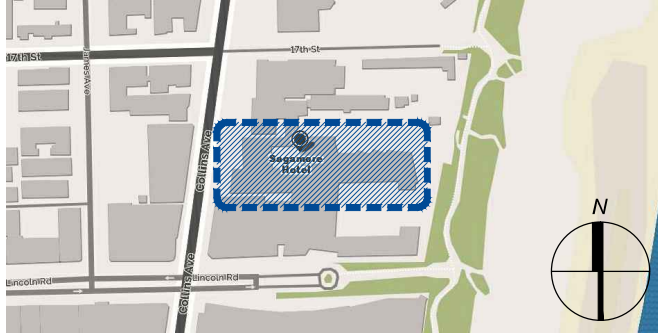


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2

KEY PLAN



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3

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Approved by: VHR

SHEET INDEX

- Images of Building's
Immediate Context

4

SCALE: NTS

SHEET NO.

A1.07

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VIEW OF MAIN BUILDING FRONT FACADE FROM COLLINS AVENUE

1

BUILDING EXTERIOR IMAGES

SCALE: NTS



DETAIL OF MAIN BUILDING FRONT FACADE FROM COLLINS AVENUE

2

BUILDING EXTERIOR IMAGES

SCALE: NTS

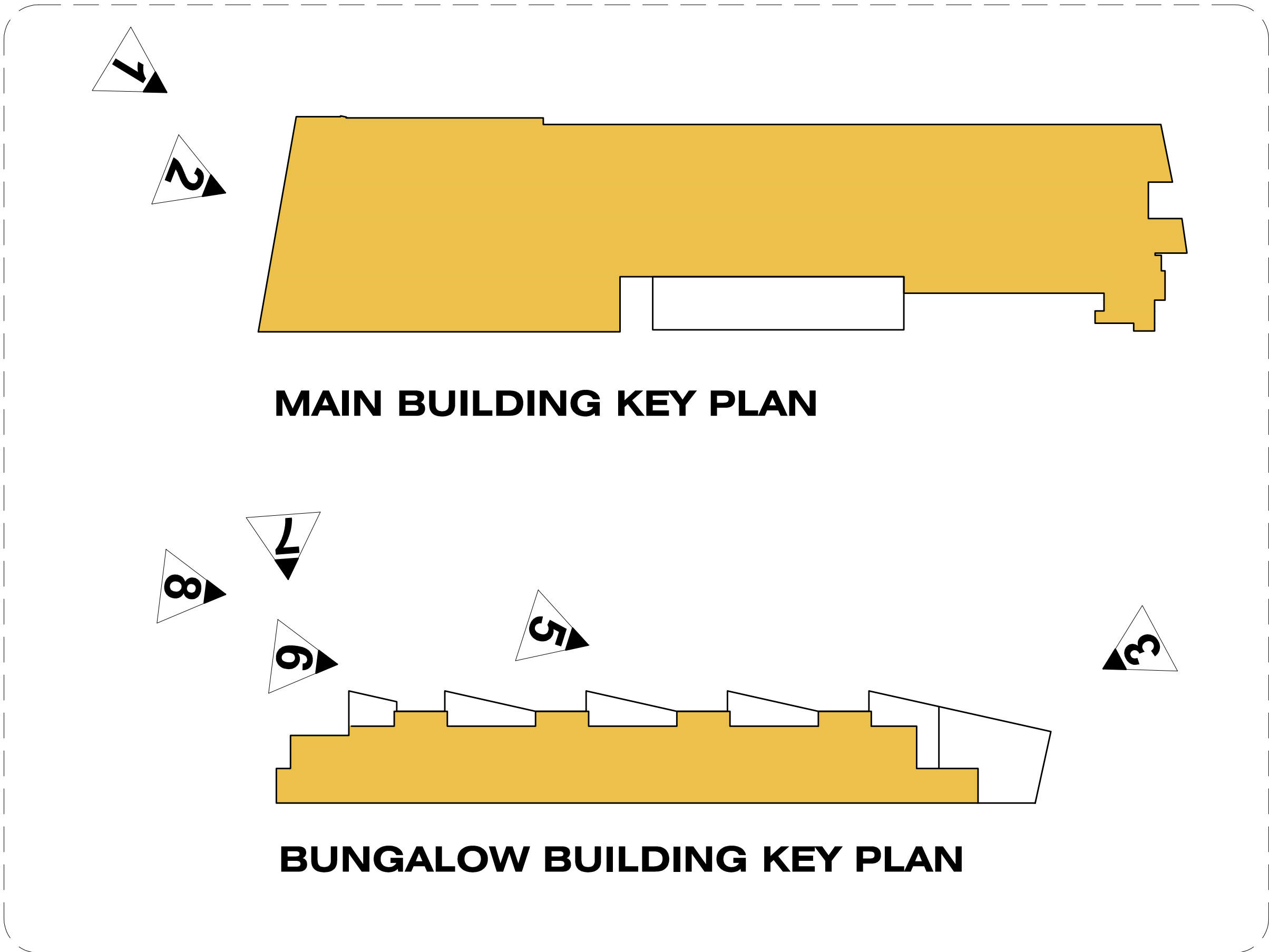


VIEW OF BUNGALOWS AND INTERIOR COURTYARD FROM POOL DECK

3

BUILDING EXTERIOR IMAGES

SCALE: NTS



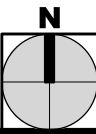
MAIN BUILDING KEY PLAN

BUNGALOW BUILDING KEY PLAN

4

PHOTOGRAPHS KEY PLAN FOR SHEETS A1.08 & A1.09

NTS



PROJECT:

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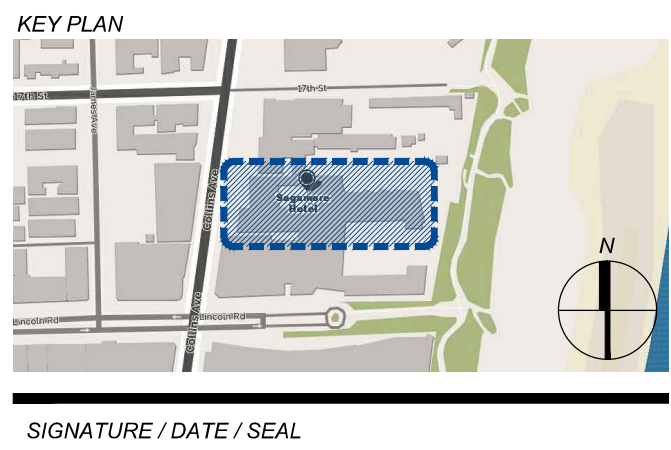
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SHEET INDEX

- Exterior Images of
Existing Building

SCALE: NTS

SHEET NO.

A1.08



VIEW OF MAIN BUILDING FROM COURTYARD

5 BUILDING EXTERIOR IMAGES

SCALE: NTS



VIEW OF MAIN BUILDING FROM COURTYARD

7 BUILDING EXTERIOR IMAGES

SCALE: NTS



VIEW OF MAIN BUILDING FROM COURTYARD

6 BUILDING EXTERIOR IMAGES

SCALE: NTS



VIEW OF MAIN BUILDING FROM COURTYARD

8 BUILDING EXTERIOR IMAGES

SCALE: NTS

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SHEET INDEX

4 - Exterior Images of
Existing Building

SCALE: NTS

SHEET NO.