

RITZ-SAGAMORE

PRESENTATION

STUDIO
MUNGE



NATURALFICIAL, INC.
www.naturalficial.com

Development Basics

New Residential Building

Restoration of Original Sagamore Hotel
Façade and Interior Renovations

Improvements to Ritz Entry

30 New Residential Units

Reduction of 44 Hotel Rooms

**Residential Building at Maximum of
183 Feet**

New Architecture

Community Support

33 Letters of Support for Project

- Residents
- Property Owners
- Business Owners
- Community Stakeholders



Applicants Have Entered Into Agreement with Decoplage Condominium Based on Current Plans

September 7, 2023

The Decoplage Condominium Association, Inc.
100 Lincoln Road
Miami Beach, Florida 33139
Attn: Ingrite Pujol

Sobe Sky Development, LLC
4100 NE 2nd Ave, Suite 202
Miami, Florida 33137
Attn: Javier Granda

Re: **MEMORANDUM AND LETTER OF AGREEMENT**
Improvements to Lincoln Road and Ritz Carlton & Sagamore Hotels

The Decoplage Condominium Association, Inc. (the "Association") is the owner of the common areas of the Decoplage Condominium and is the association created pursuant to the Declaration of Condominium, recorded December 7, 1992, under Clerk's File No. 92R476265, in the Public Records of Miami-Dade County, Florida, as amended, located at 100-103 Lincoln Road, Miami Beach, Florida.

Sobe Sky Development LLC ("Sobe") and its affiliates (collectively, with Sobe, "Ritz Parties") are the owners and developers of the land located at 1 Lincoln Road (the "Ritz Property") and 1671 Collins Avenue, Miami Beach, Florida (the "Sagamore Property") and together with the Ritz Property, collectively, the "Property".

Ritz Parties are working with the City of Miami Beach (the "City") to redesign Lincoln Road east of Collins Avenue including the Lincoln Road pathway to the beach in accordance with the plans filed with the Miami Beach Historic Preservation Board (the "HPB") on July 10, 2023 (the "Public Project"). The Public Project currently includes the creation of a park on the eastern end of the pathway to the beach, the replacement and enhancement of the landscaping along the entire portion of Lincoln Road east of Collins and the pathway to the beach, the installation of art pieces, and the replacement of the underground stormwater and sanitation systems to assist with the City's resiliency efforts in combating flooding and sea rise issues in the neighborhood.

Ritz Parties also intend to improve the Property consisting of a reduction in the overall number of hotel rooms, the restoration of the historic Sagamore Hotel, and the creation of new residential units in accordance with the plans filed with HPB on May 8, 2023 (the "Private Project"). Any new structures in the Private Project will not exceed 183 feet in height nor have a maximum floor area in excess of 125,000 square feet (collectively, the "Max Amounts").

The Association and Ritz Parties desire to resolve, settle, and dispose of any and all claims or defenses that have been, or could be asserted by the Association against Ritz Parties, including challenges to any approvals or permits for the Public Project or the Private Project.

The Association and Ritz Parties agree as follows:

(a) The Association shall actively support and not oppose (directly or indirectly) the Private Project and the Public Project including, without limitation, in connection with all applications and at all public hearings. Support will include, at minimum, a written resolution from the Board of Directors of the Association supporting the

	Private Application Supporters (2022)	Property / Business
1	Avi Yesawich	The Goodtime Hotel
2	Barbara Breslow	Temple Emanu-El
3	Barbara Hulanicki	Hu Design and Biba
4	Carlos Sanchez	Alter-Native
5	Cesar Gracia	De Gracia Entertainment
6	De Rubeis Fine Art of Metal	De Rubeis Fine Art of Metal
7	Eduardo Hernandez	Hilton Cabana Miami Beach
8	Jamie De la Torre	Eyemax Eyewear
9	Janine Booth	Stiltsville Fish Bar, Creative Director and Chef Partner of Sunny Side Up Lifestyle
10	Jaqueline Lorber	South Florida Symphony
11	Jeffrey McInnis	Stiltsville Fish Bar
12	Juan M. Perez	Brasa Y Lena
13	Juan M. Perez	Ounze Corporate LLC d/b/a Tapelia; Brasa Y Lena LLC d/b/a Ole Ole Steak House
14	Marcelo Oppenheim	1628 Collins Avenue (9Beach Latin Restaurant)
15	Mark Nedlin	South Florida Symphony
16	Matias Pesce & Jamil Dib	Vida & Estilo Restaurant Group
17	Michael Ostrowski	Highgate Miami
18	Nicholas Siracusa	Circa 39 Hotel and Gabriel South Beach
19	Robert Langenfeuer	The Lobster Shack
20	Skylar Siminovsky	Hilton Cabana Miami Beach

	Private Application Supporters (2023)	Property / Business
1	Amanda Vismara	Decoplage Resident
2	Antonio Gorlani	Decoplage Resident
3	Carlos Balsiero	Decoplage Resident
4	Colin Lee	New Gables Capital
5	Cristiano Villa	Decoplage Resident
6	Dean Galasso	Decoplage Resident
7	Don Wightman	Decoplage Resident
8	Edward Fernandez	Decoplage Resident
9	Eugenia Chu	1415 Sunset Harbour Drive, Apt. 202, Miami Beach, FL 33139
10	Eyal Alfi	AF-BP Lincoln Funding LLC 298-300 Lincoln Road
11	Fallon Kubecka	New Gables Capital / 904 Wingate Trl, Port Orange
12	Fatima Dos Santos	Decoplage Resident
13	Fernando Litardo	Decoplage Resident
14	Gayle Kubecka	904 Wingate Trl, Port Orange
15	Ingrite Pujol	Decoplage, President of the Board
16	Jacqueline Volkart GM, Ritz Carlton South Beach and Ritz Carlton Bal Harbour	1 Lincoln Road Miami Beach, FL 33139
17	John Iodice	835 Ivy Drive, West Palm Beach, FL 33414
18	John Meadow	Dolce Italian / LDV (Gale Hotel) 1690 Collins Avenue Miami Beach, FL 33139
19	Juan Carlos Nahon	Decoplage Resident
20	Lazaro Mirabal	AF-BP Lincoln Funding LLC 298-300 Lincoln Road
21	Luis Jose Molla	521 East Dillido Drive, Miami Beach, FL 33139
22	Luis O Dominguez	427 East San Marino Drive Miami Beach, FL 33139
23	Marcelo Paez	531 West 49th Street Miami Beach, FL 33140
24	Maria Zuliani	Decoplage Resident
25	Michael Comras Michael Grinfeld	Comras Company
26	Panama Kubecka	904 Wingate Trl, Port Orange
27	Paolo Bottiroli	Decoplage Resident
28	Raymond Guell	Decoplage Resident
29	Riccardo Riu	2820 Lake Avenue, Miami Beach, FL 33139
30	Robert Balzebre	Kimpton Hotel, 1717 Collins Avenue Miami Beach, FL 33139
31	Sara Hafemeister	6811 SW 76th Terrace, South Miami, FL 33143
32	Stephanie Arias	Decoplage Resident
33	Steven Fischler	AF-BP Lincoln Funding LLC (New Gables Capital) 298-300 Lincoln Road
34	Vivian Dimond	230 Lincoln Road (Ross Dress for Less)

HISTORIC OVERVIEW

The Sagamore and the Ritz Hotel are both located in the Collins Avenue / Ocean Drive Local Historic District and the National Register Historic District in the City of Miami Beach.

The Miami Beach Architectural District, a National Register District, was established in 1979 through the efforts of the Miami Design Preservation League. The district is commonly referred to as the Art Deco Historic District. Four of the local Miami Beach Historic Districts (Espanola Way, Ocean Drive / Collins Avenue, Museum, and Flamingo Park) together comprise the National Register District.

The subject structure (Sagamore) is an excellent example of the evolution of the City's resort architecture from the fashionable Art Deco styles of the pre-World War II era to the Modern style(s) following the war (sometimes referred to collectively as the International style).

The Sagamore Hotel was built in 1948 on the northern portion of the former Seiberling estate property. The Sagamore was originally constructed with 113 hotel rooms and one apartment suite according to the City of Miami Beach Building Card.

The original Dillido Hotel building was 8 stories tall and contained 303 hotel rooms plus a Coffee Shop, Dining Room and Cocktail Lounge, one 1-bedroom apartment plus 15 efficiency apartments.

Both Structures are located in the 'Fisher's First Subdivision' as platted by Miami Beach in 1915. This was the first platted subdivision of the lands owned by Carl Fisher.



THE SAGAMORE HOTEL

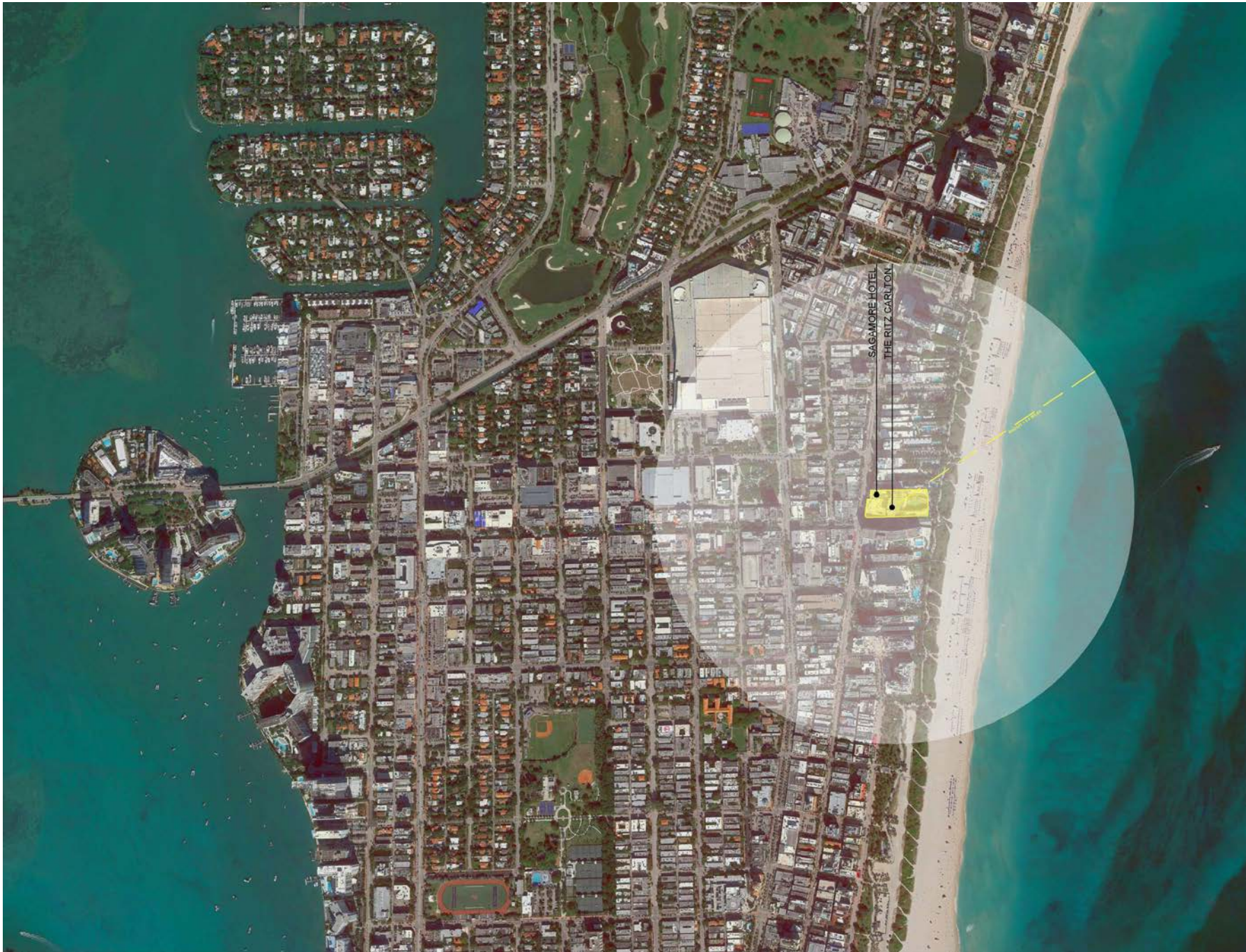
1671 COLLINS AVENUE MIAMI BEACH, FL 33139



THE RITZ CARLTON DILIDO HOTEL

1669 COLLINS AVENUE MIAMI BEACH, FL 33139

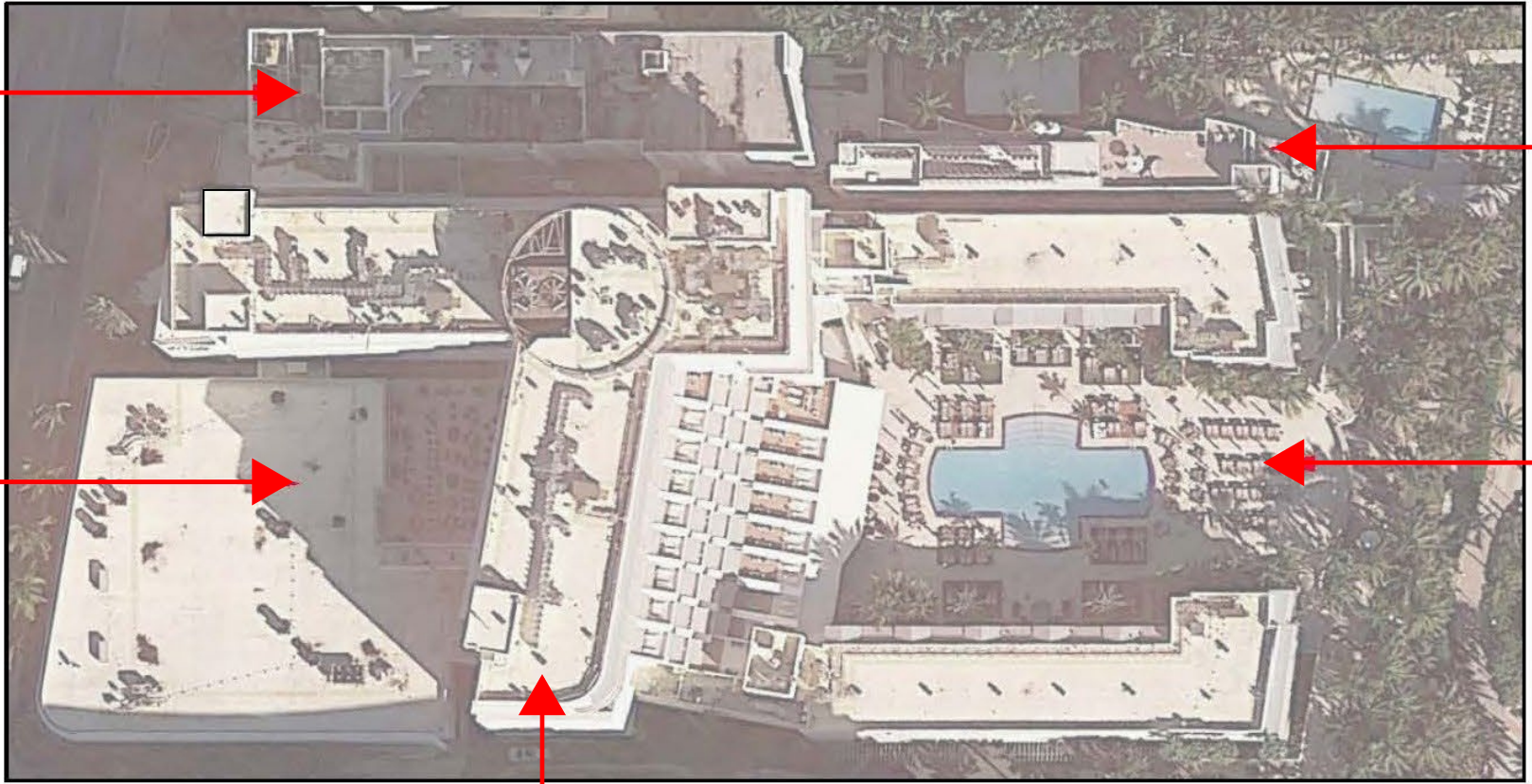
LOCATION PLAN



EXISTING

ORIGINAL
SAGAMORE HOTEL
BY ALBERT ANIS
1948

ORIGINAL IGOR
POLEVITZSKY ONE
LINCOLN ROAD
AND c.1953
LAPIDUS ADDITION



EXISTING SAGAMORE
HOTEL CABANAS c.2000
ADDITION TO BE
DEMOLISHED

NICHOLS c.2000 NORTH AND
SOUTH LANAI AND POOL
ADDITION

1 1 EXISTING

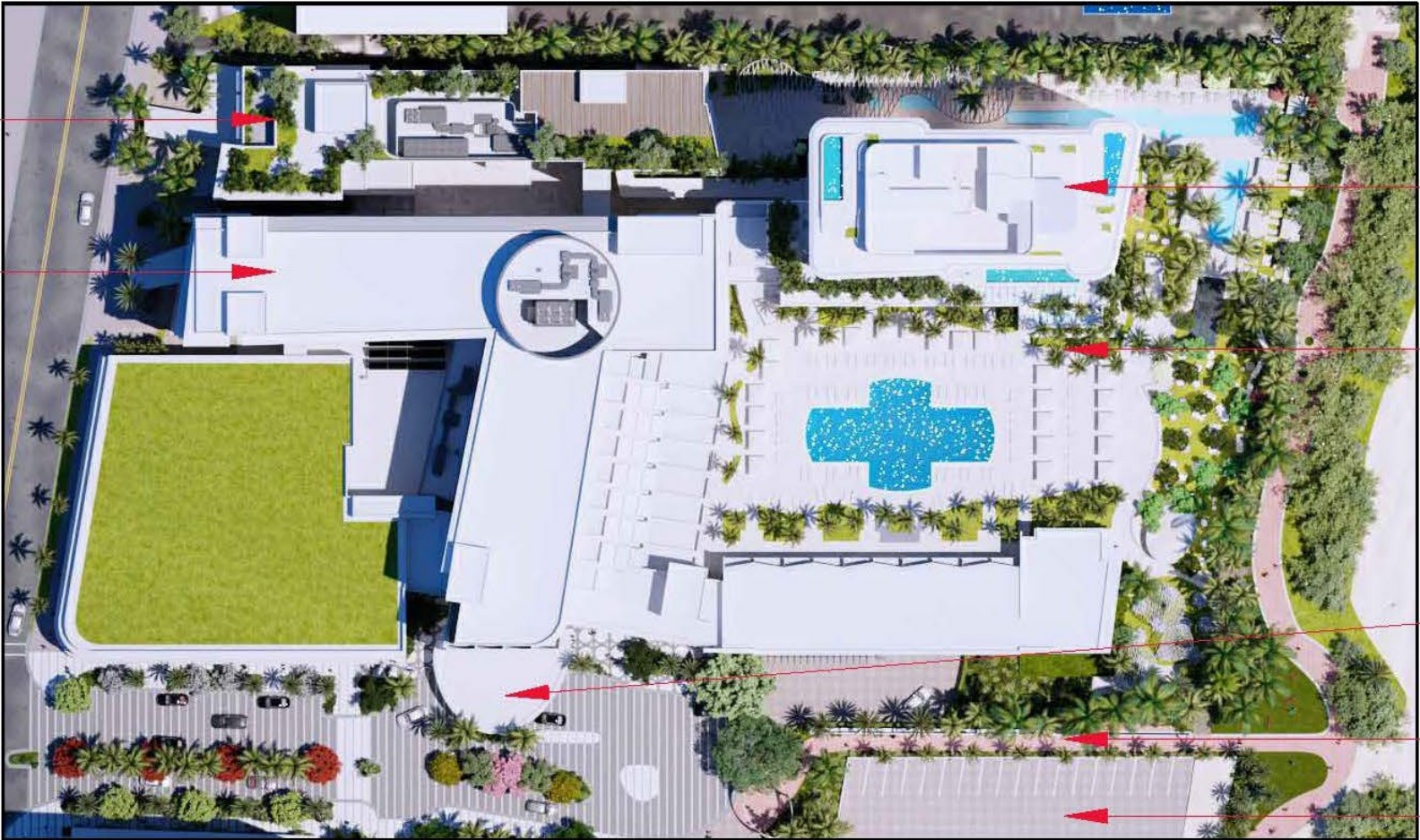
ORIGINAL DiLIDO HOTEL AND c.2000
NICHOLS 3 STORY ADDITION



EXISTING VS PROPOSED

RESTORED
SAGAMORE HOTEL

EXISTING RITZ
CARLTON HOTEL



NEW RESIDENTIAL BUILDING AND
ASSOCIATED EXTERIOR SPACES

RENOVATED OUTDOOR
RESTAURANT AND EVENT SPACE

NEW RITZ CARLTON ENTRY
CANOPY

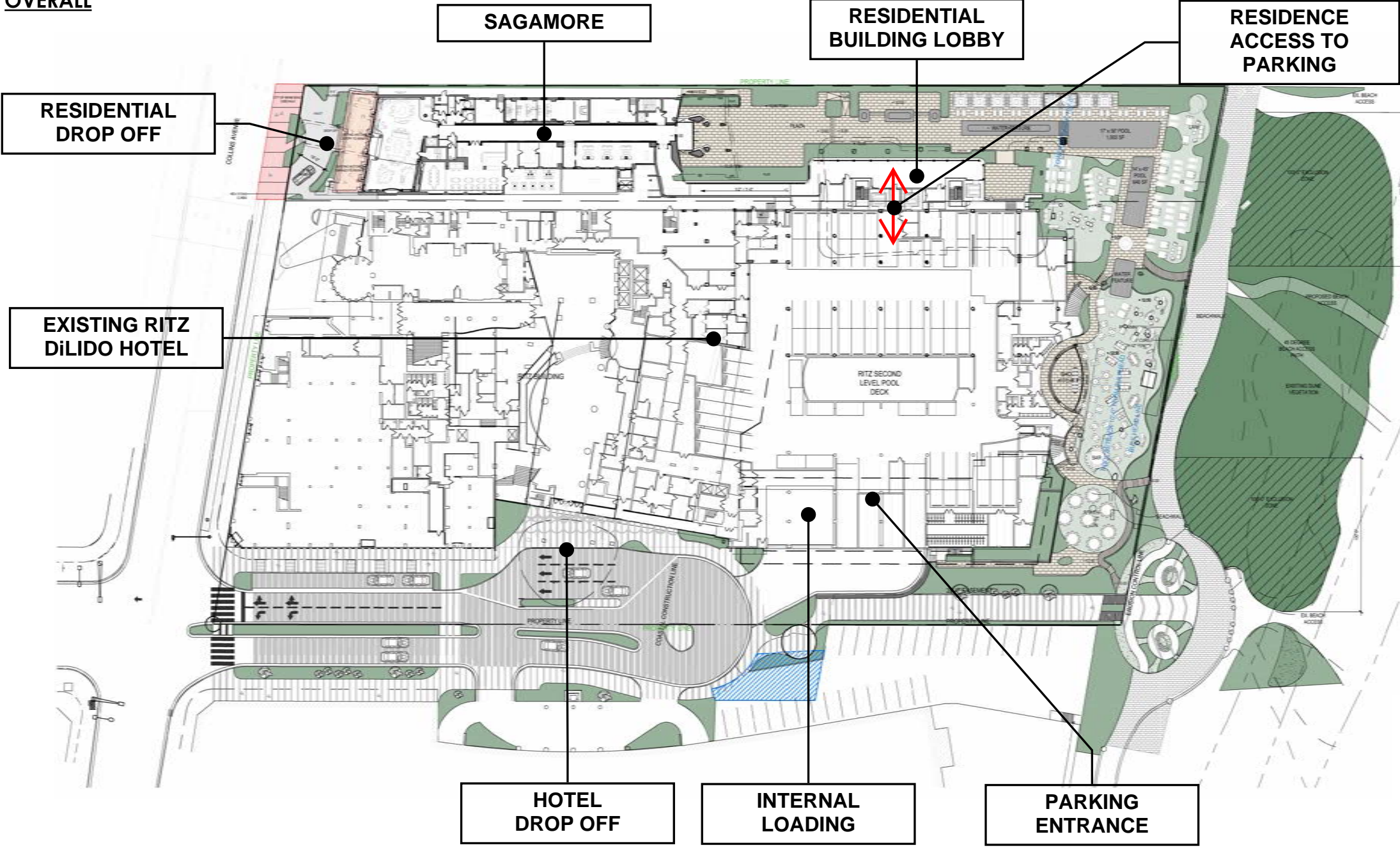
REDEVELOPED 100 BLOCK
ROADWAY AND BEACH ACCESS

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

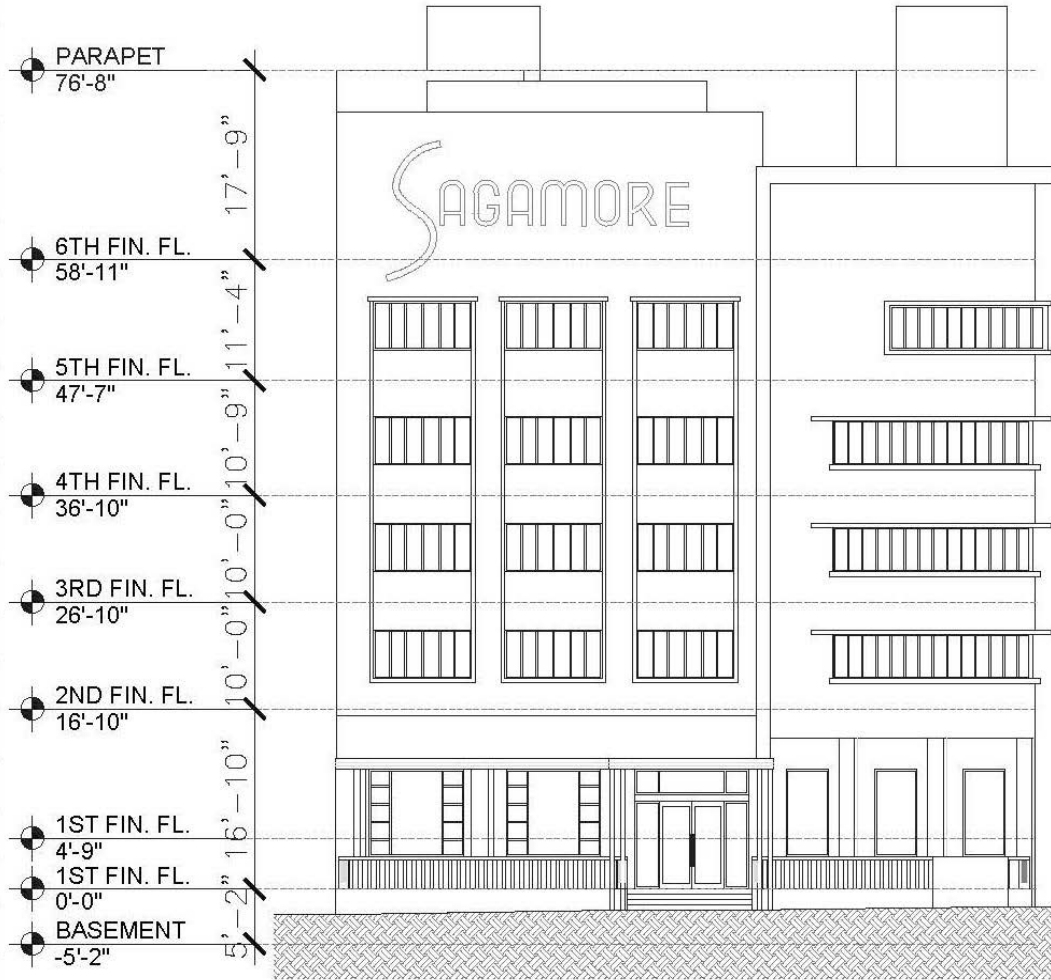
1 2 PROPOSED



OVERALL

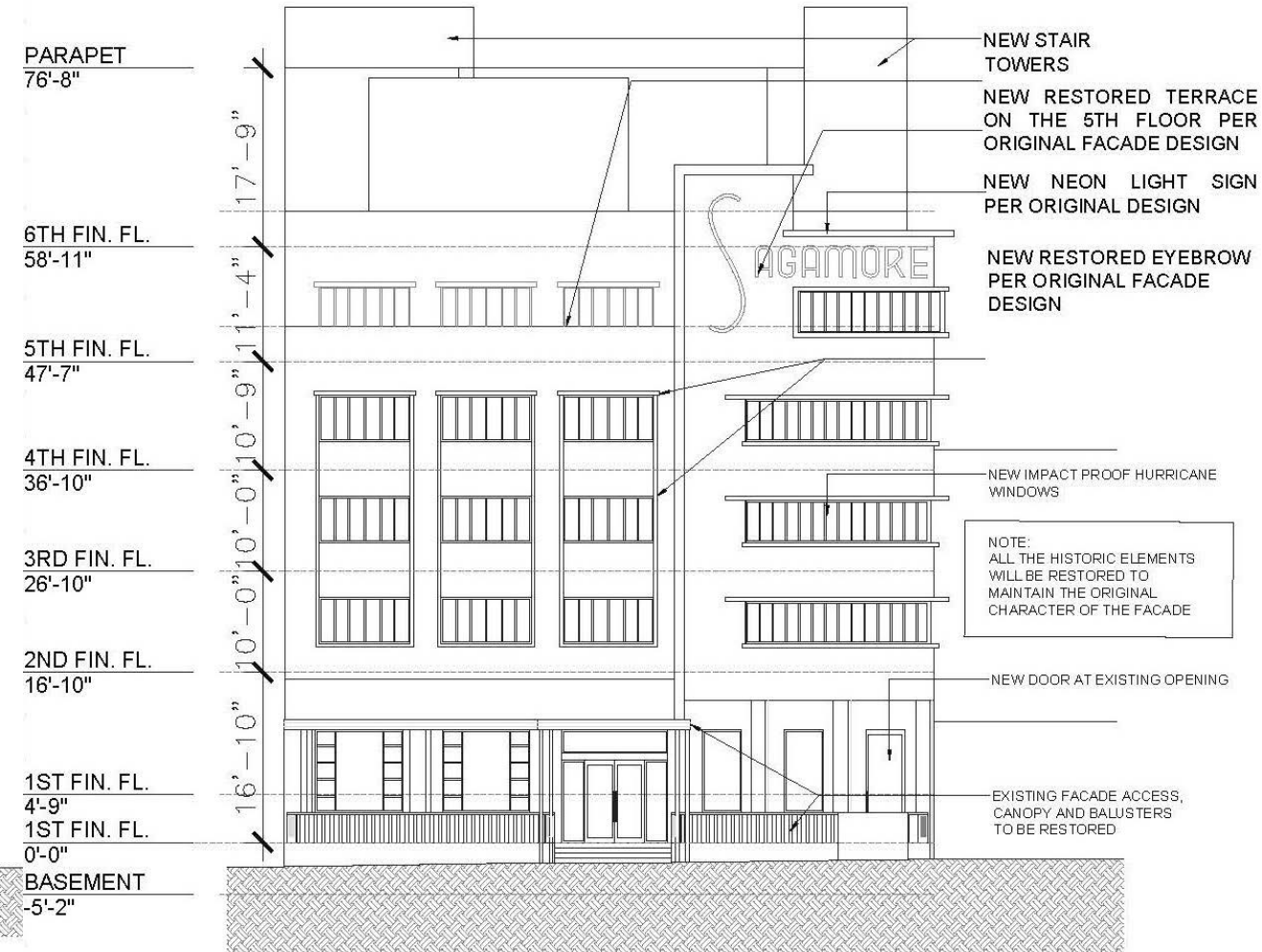


EXISTING VS PROPOSED



1 EXISTING WEST ELEVATION

SCALE: 1" = 2'



2 PROPOSED WEST ELEVATION

SCALE: 1" = 20'-0"

NOTE:
ALL THE HISTORIC ELEMENTS
WILL BE RESTORED TO
MAINTAIN THE ORIGINAL
CHARACTER OF THE FACADE





June 20, 1948 RENDERING COURTESY MIAMI HERALD

EXISTING CONDITIONS



OVERALL



EXISTING CONDITIONS



OVERALL



EXTERIOR RENDER



OVERALL



EXTERIOR RENDER



OVERALL



EXTERIOR RENDER



OVERALL



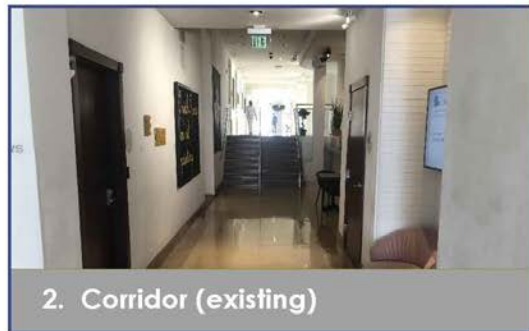
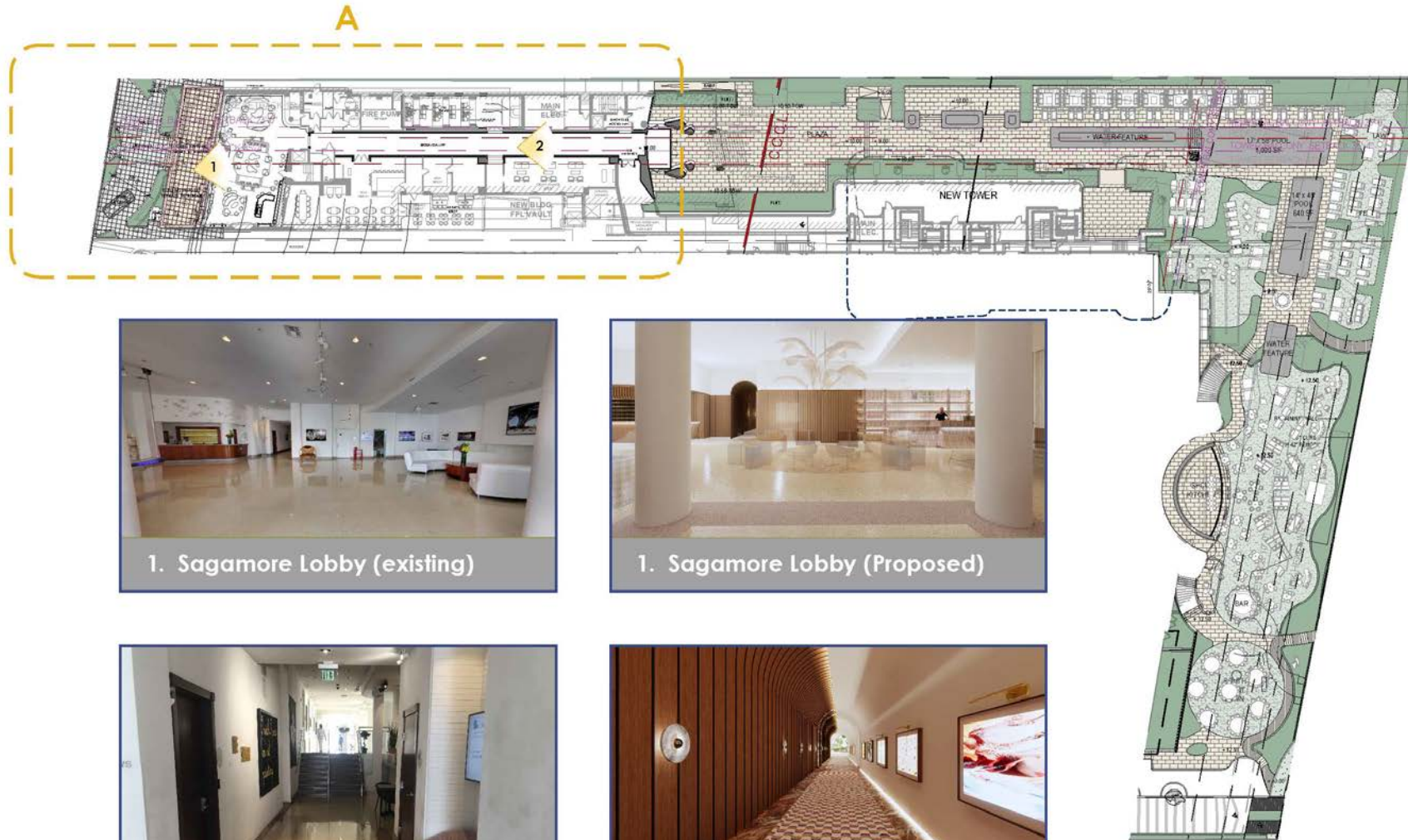
EXTERIOR RENDER



OVERALL



SAGAMORE LOBBY



A - INTERIOR SCOPE OF WORK AREAS

Remodeling Sagamore Lobby Area.
Lower Corridor Slab align corridor floor with lobby level.

INTERIOR RENDER

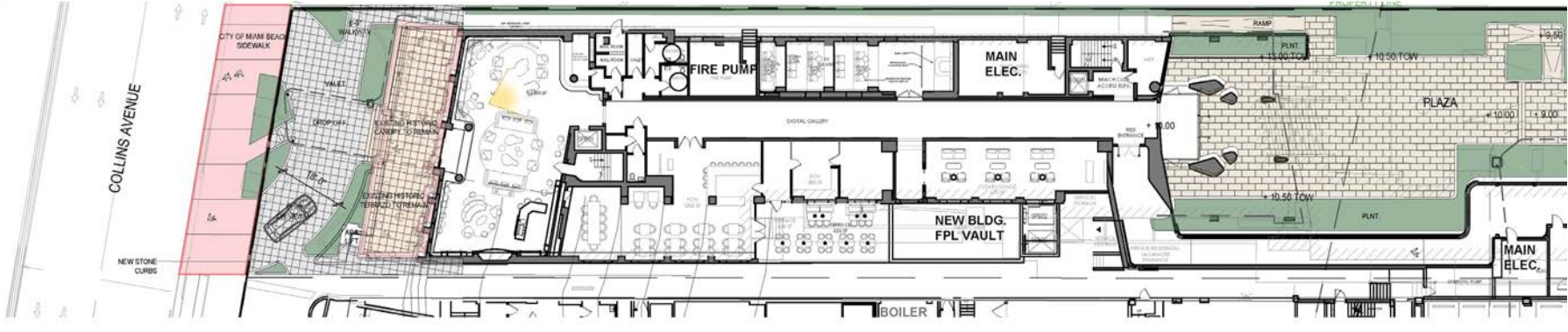


EXISTING STONE
BASEBOARD TO BE
RESTORED

EXISTING TERRAZO
FLOORING TO BE RESTORED

REFURBISHED EXISTING
RECEPTION DESK

PROPOSED LOBBY NORTH VIEW



INTERIOR RENDER

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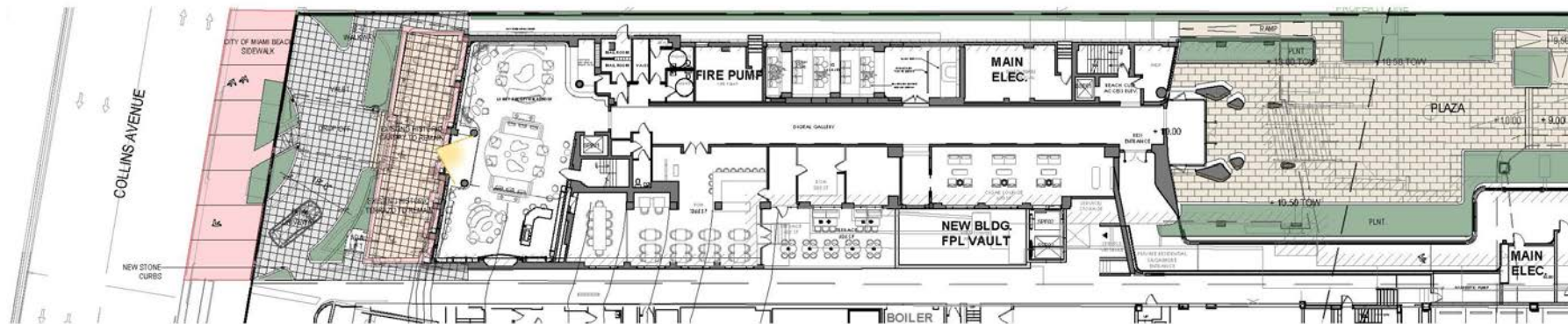
EXISTING STONE
BASEBOARD TO BE
RESTORED

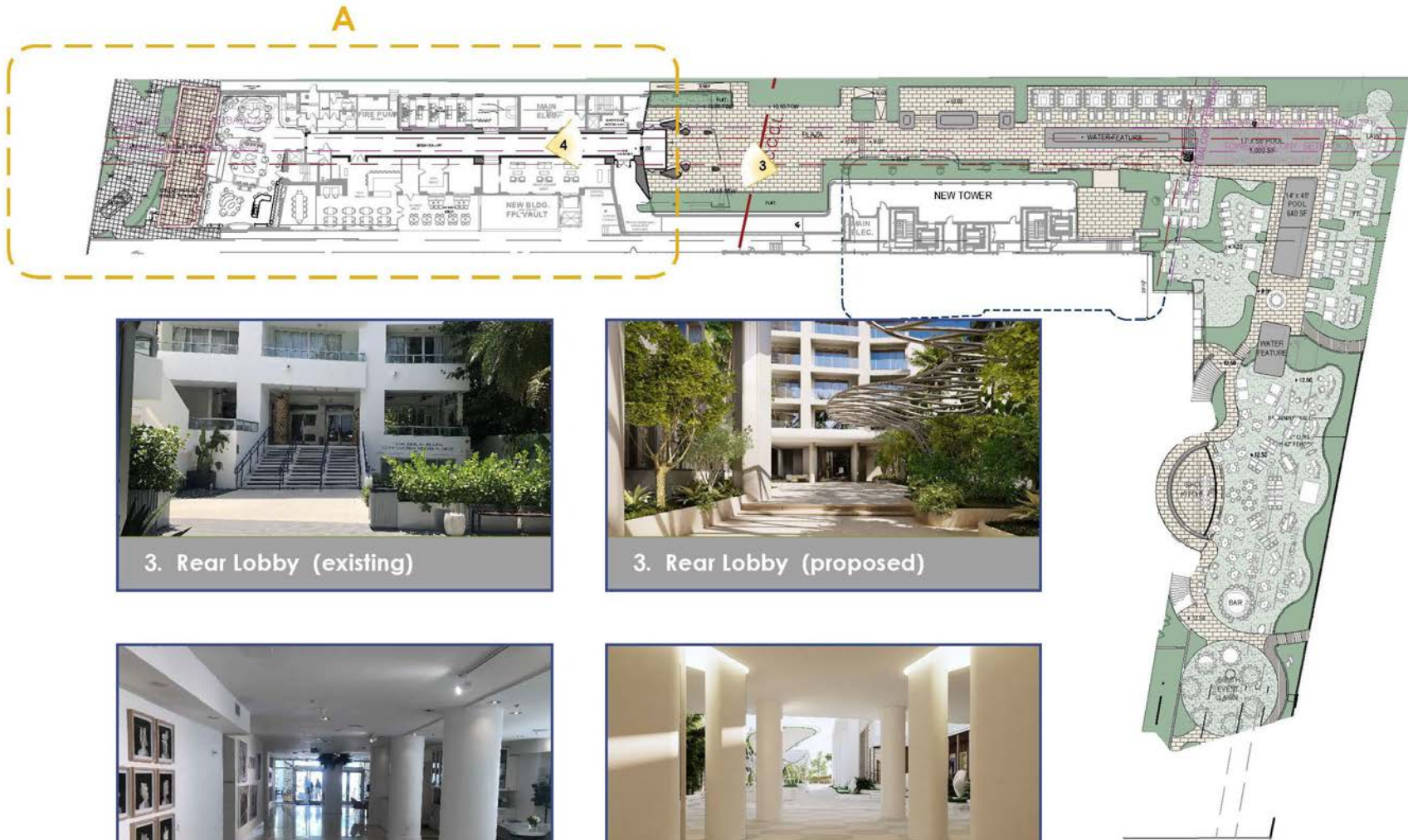
PROPOSED DISPLAY
SHELVES

PROPOSED COFFEE
BAR

LOBBY ENTRY VIEW

SAGAMORE LOBBY



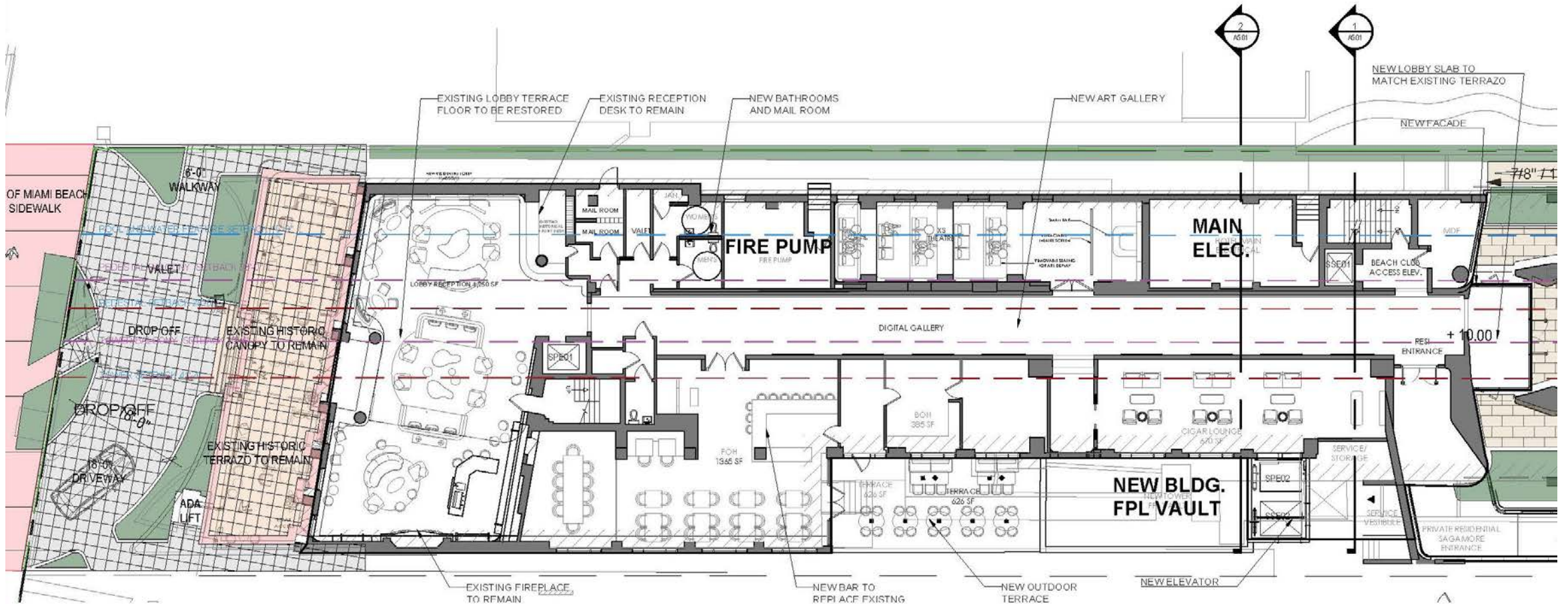


A - INTERIOR SCOPE OF WORK AREAS

Remodeling Sagamore Rear Lobby
Remodeling Lobby corridor.

ENLARGED FLOOR PLAN

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MUNGE

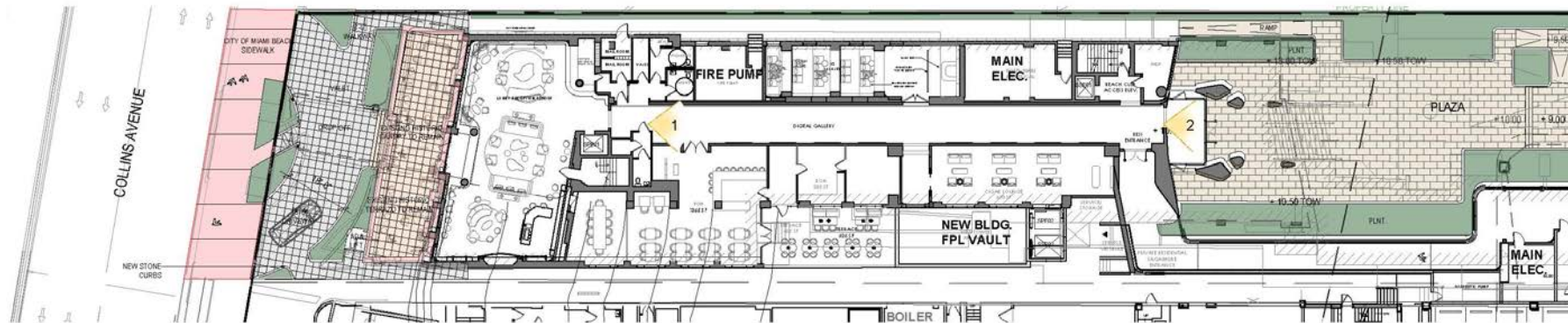




① LOBBY GALLERY VIEW



② GARDEN ENTRY VIEW





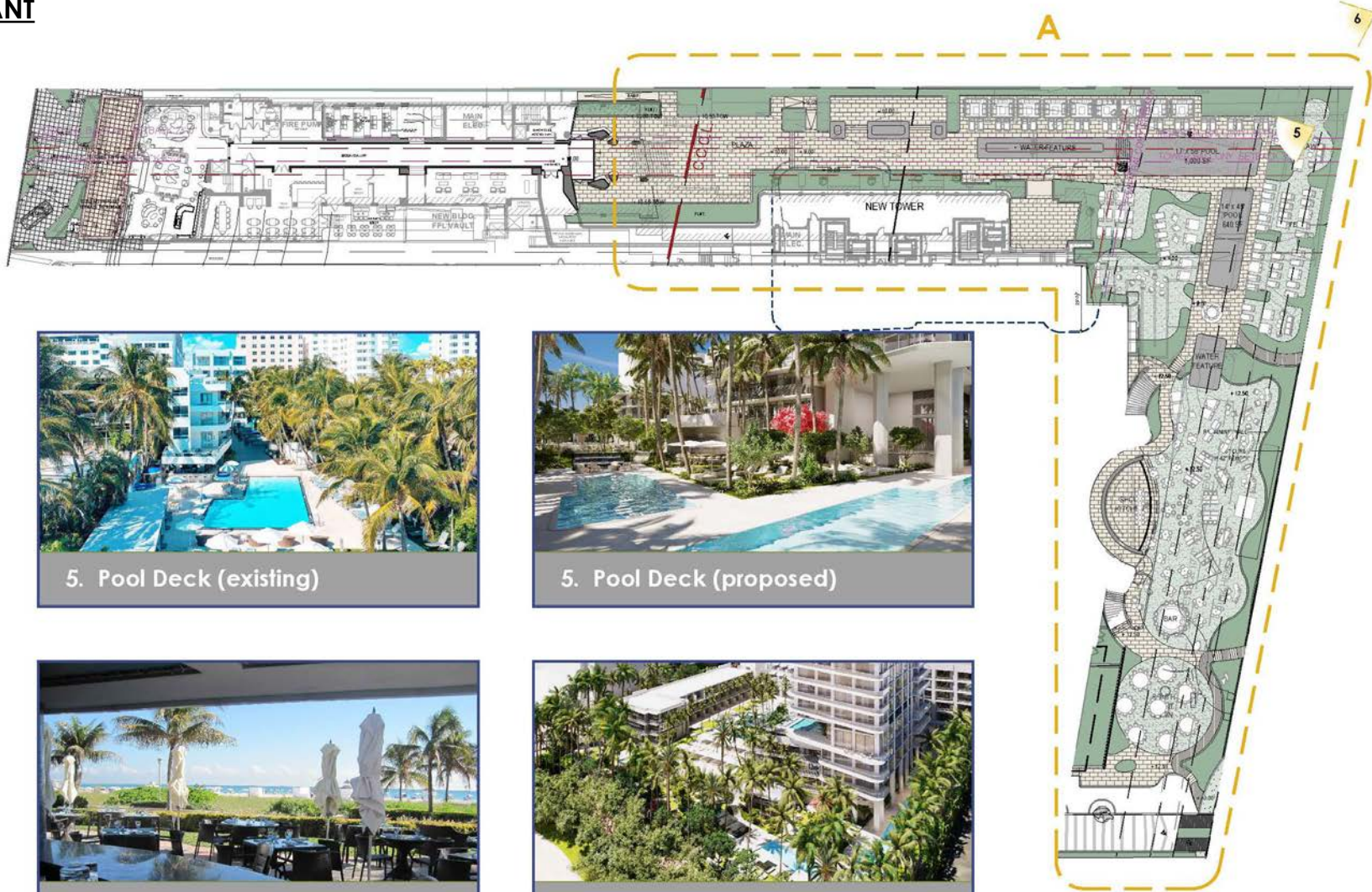
EXTERIOR RENDER



SAGAMORE REAR LOBBY



POOL DECK / BEACH RESTAURANT

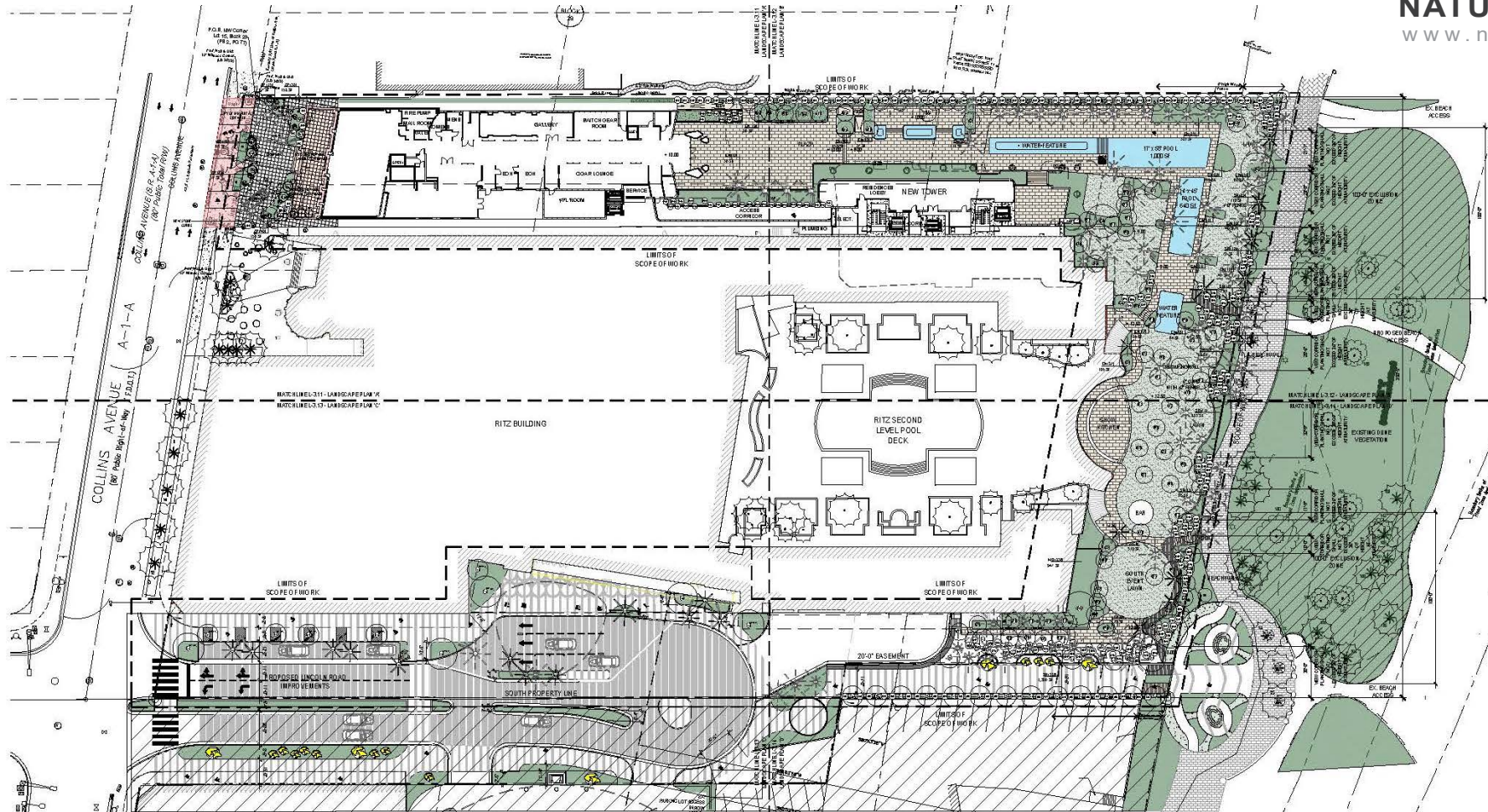


A - EXTERIOR SCOPE OF WORK AREAS

Remodeling Pool Deck Area
New Beach Restaurant



LANDSCAPE PLAN



OVERALL LANDSCAPE PLAN
1/64" = 1'-0"

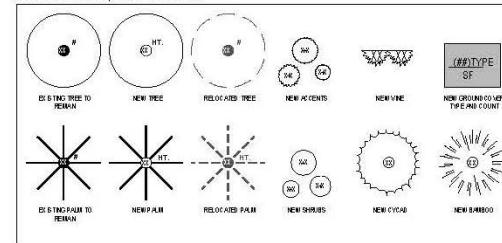
NOTE: AREA NOT IN SCOPE.
SHOWN FOR REFERENCE
ONLY.

TOTAL FRONTAGE: 350'-5"
REQ. MIN. OF 50% WINDOWING: 175'-3"
PROVIDED WINDOWING: 197'-5"

NOTE: SEE LANDSCAPE LIST LOCATED ON
SHEET L-3.15.

NOTE: 50% OF ALL SHRUBS IN DUNE PRESERVATION OVERLAY ZONE
TO NOT EXCEED 36" IN HEIGHT IN REAR YARD. VIEW CORRIDORS TO
BE GRAPHICALLY IDENTIFIED WHEN UNDERSTORY PLANTING PLAN
IS DEVELOPED.

LANDSCAPE PLAN | GRAPHIC LEGEND



EXTERIOR RENDER



POOL DECK



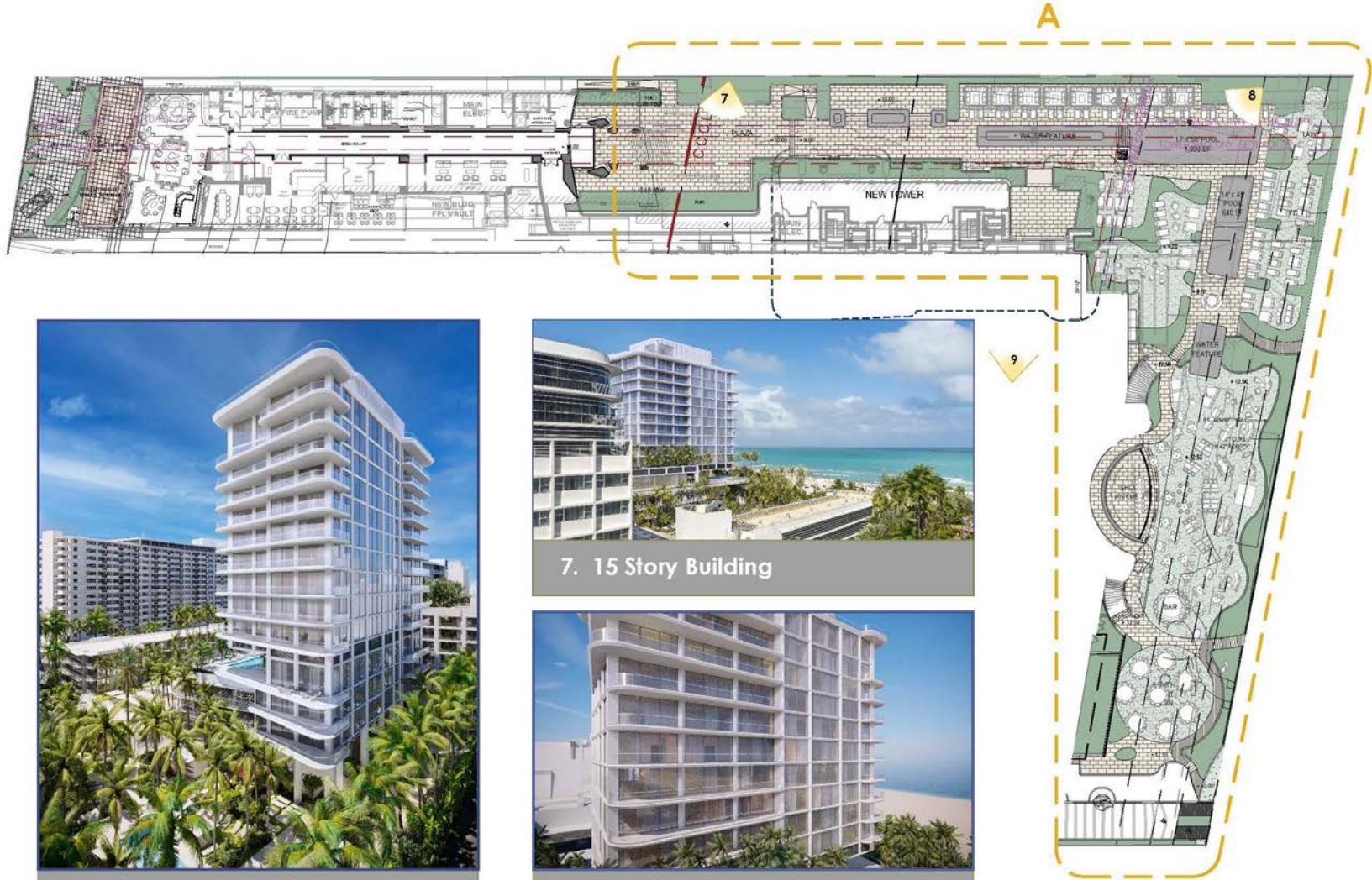
EXTERIOR RENDER



SAGAMORE REAR LOBBY



NEW RESIDENTIAL BUILDING



8. Ground Up Addition



7. 15 Story Building



9. New Building balconies

A - EXTERIOR SCOPE OF WORK AREAS

15 Story Residential Building cantilevered over Ritz South Lanai



EXTERIOR RENDER



NEW RESIDENTIAL BUILDING



EXTERIOR RENDER



NEW RESIDENTIAL BUILDING



EXTERIOR RENDER



NEW RESIDENTIAL BUILDING



EXTERIOR RENDER



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EXTERIOR RENDER



NEW RESIDENTIAL BUILDING



EXTERIOR RENDER



NEW RESIDENTIAL BUILDING



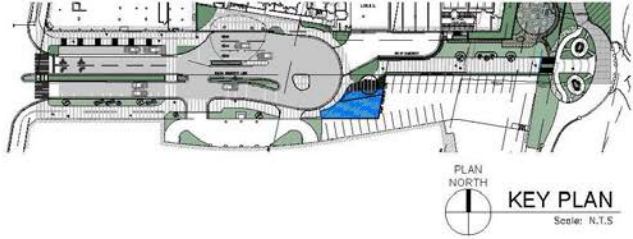
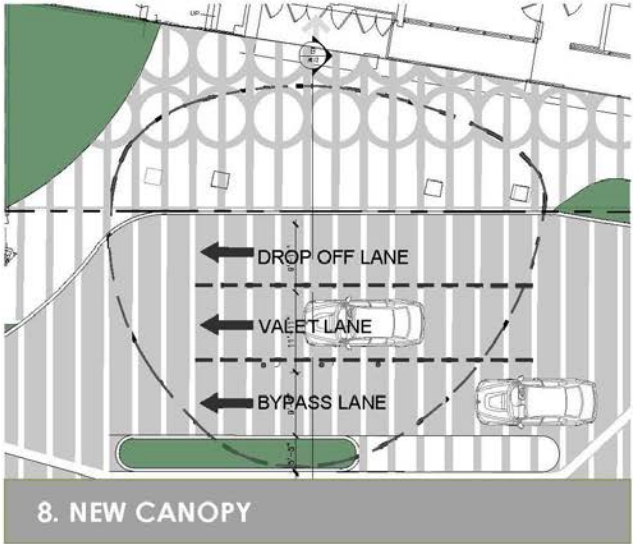
EXTERIOR RENDER



NEW RESIDENTIAL BUILDING



DROP OFF AREA



EXTERIOR SCOPE OF WORK AREAS

New Drop Off Canopy



EXTERIOR RENDER



DROP OFF AREA



JANUARY 10 AM



EXISTING

SHADOW STUDIES

JANUARY - 10:00 AM



EXISTING



PROPOSED

JANUARY NOON



EXISTING

SHADOW STUDIES

JANUARY - 12:00 PM



EXISTING



PROPOSED

JANUARY 2 PM



EXISTING

SHADOW STUDIES

JANUARY - 2:00 PM



EXISTING



PROPOSED

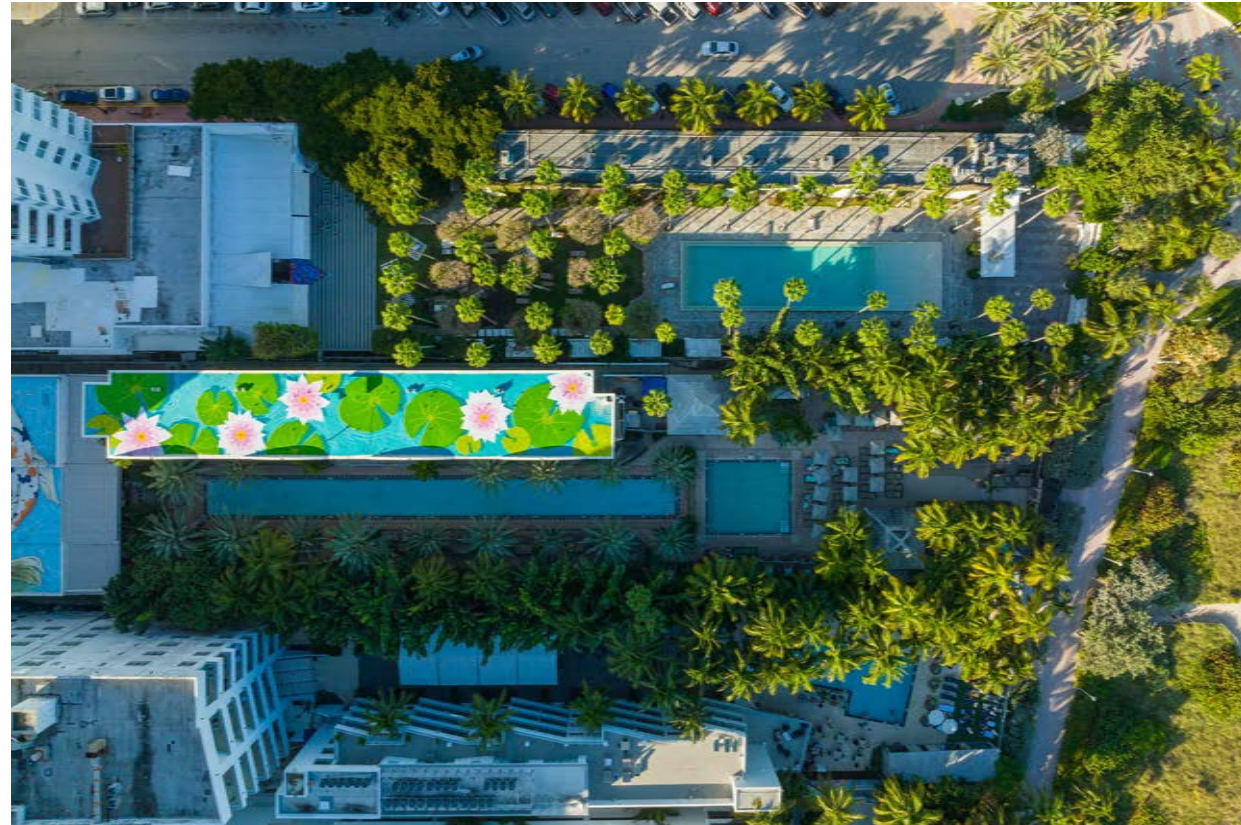
JANUARY 4 PM



EXISTING

SHADOW STUDIES

JANUARY - 4:00 PM



EXISTING



PROPOSED

THANK YOU

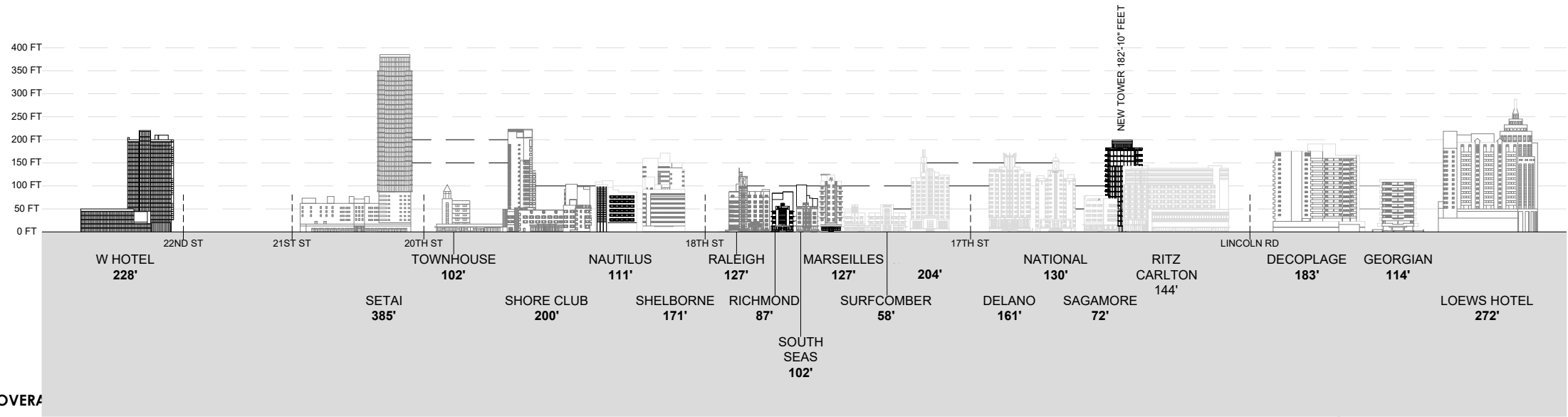


RITZ-SAGAMORE

REBUTTAL



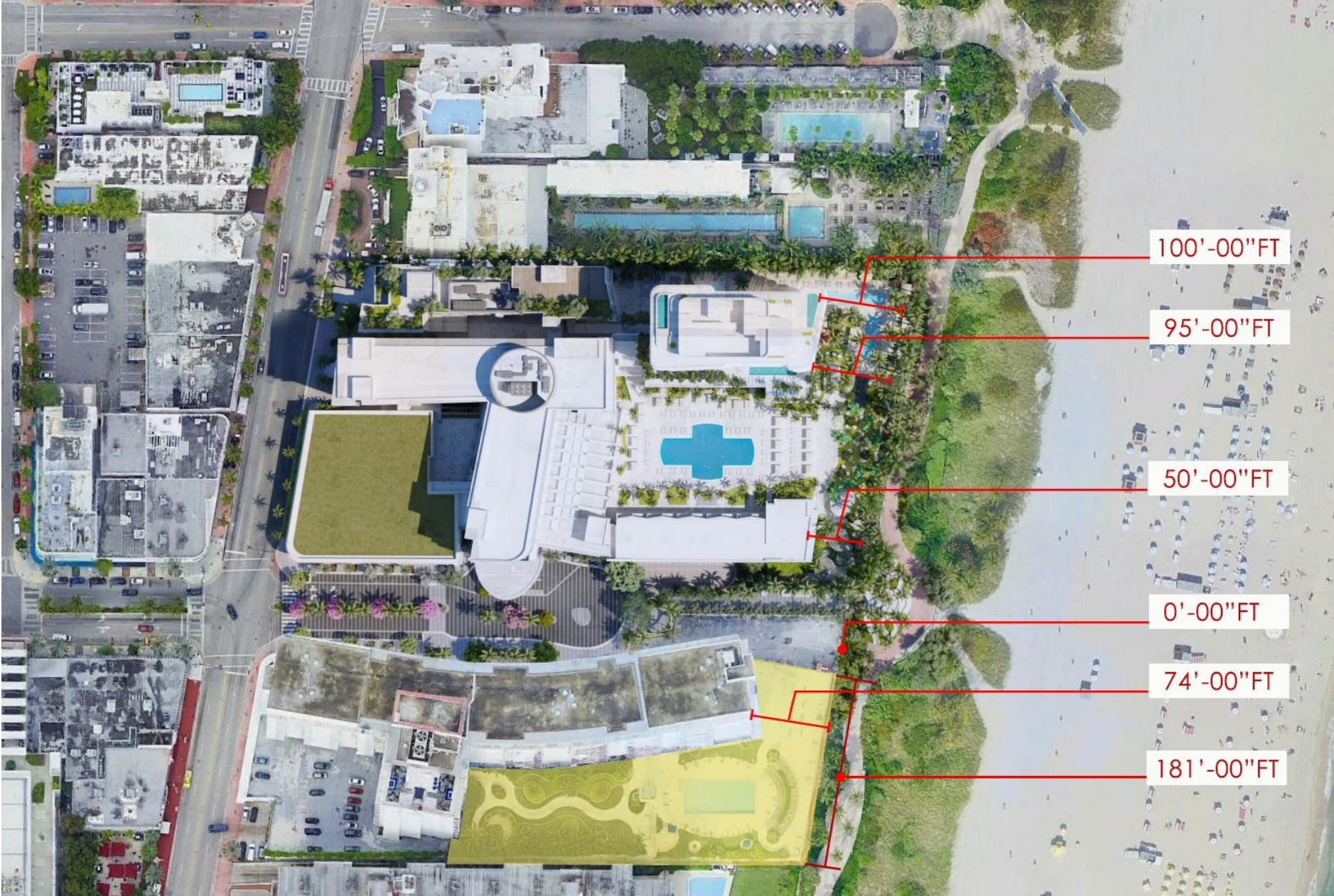
SURROUNDING HEIGHTS

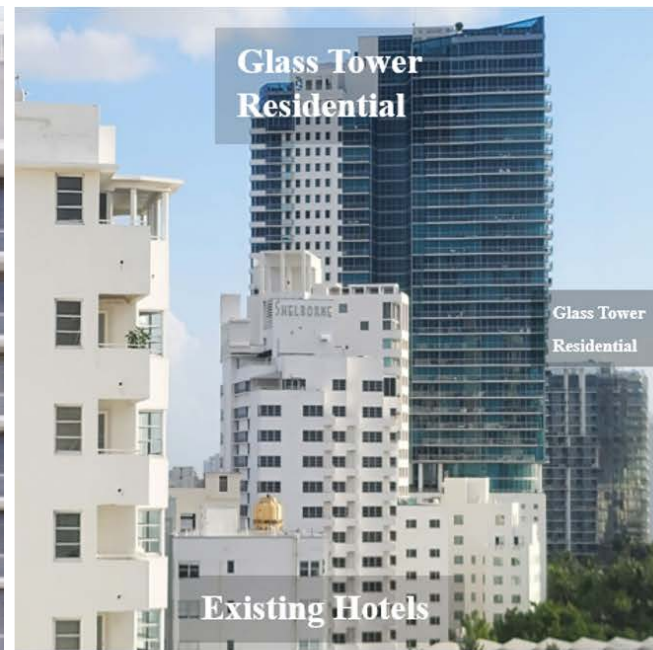


OVERA



SITE PLAN WITH BUILDING SETBACKS FROM BULKHEAD





“Glass Tower” Attributes

- Ambient effect is sky color or transparent
- Less solid or opaque materials in façade and mullions
- Glass dominates mullionization and facade



ADDITIONAL RENDERINGS



ADDITIONAL RENDERINGS



ADDITIONAL RENDERINGS



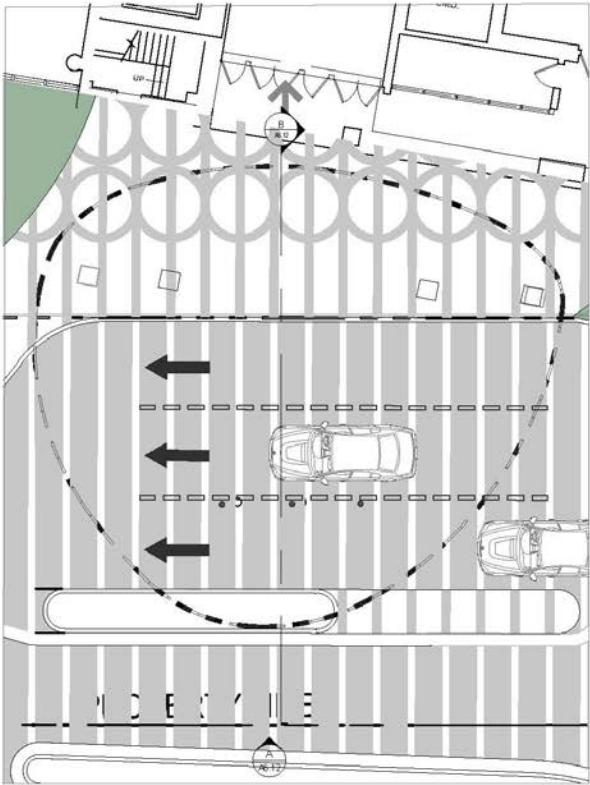
ADDITIONAL RENDERINGS



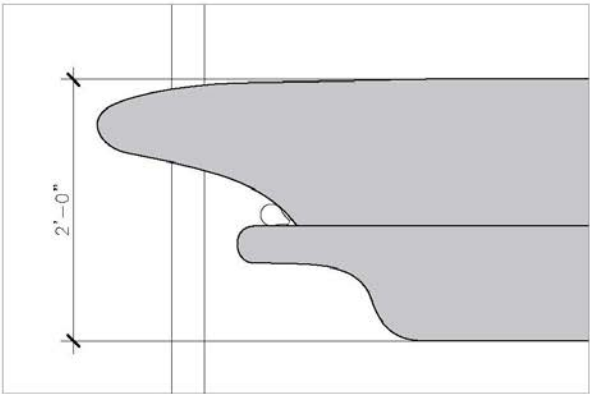
ADDITIONAL RENDERINGS



CANOPY DETAILS



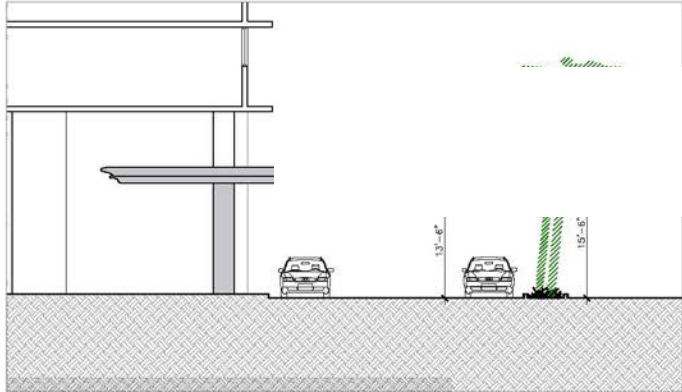
1 PROPOSED VALET DROPOFF CANOPY PLAN
SCALE: 1/16" = 1'-0"



D PROPOSED CANOPY PROFILE
SCALE: 1" = 1'-0"



A PROPOSED VALET DROPOFF CANOPY ELEVATION
SCALE: 1/16" = 1'-0"



B PROPOSED VALET DROPOFF CANOPY SECTION
SCALE: 1/16" = 1'-0"



C PROPOSED VALET DROPOFF RENDER
SCALE: NTS

DROP OFF AREA



EXTERIOR RENDER



NEW RESIDENTIAL BUILDING



NATIONAL HOTEL ROOM VIEWS



ROOM 606



ROOM 706

NATIONAL HOTEL ROOM VIEWS



ROOM 710



ROOM 1006

NATIONAL HOTEL ROOM VIEWS



ROOM 1010



PENTHOUSE