



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:

Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
Address: Toronto, ON Canada M6B 1P8
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Consultant: LANDSCAPE ARCHITECT
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Address: 6915 Red Road, Suite 224
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Consultant: MEP
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Consultant: Desimore Consulting Engineering
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Architect: Kobi Karp Architecture and Interior Design, Inc.
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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.
	83,154 SQ.FT.	25,693 SQ.FT.	7,794 SQ.FT.	1,024 SQ.FT.	30,107 SQ.FT.	147,003 SQ.FT.		117,665 SQ.FT.

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					234

Grand Total	Parking Spaces
	234 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: 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 208,661 SF TOTAL / 4.79 AC
12	Lot Width: 350.00' 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" *	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.

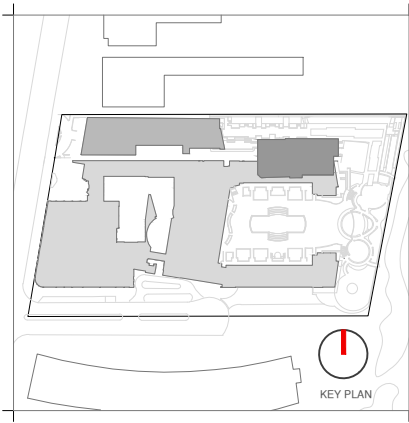
SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
At-Grade Parking Lot				
19	Front Setback (Collins ave/ West):	20'-0"	N/A	N/A
20	Side Setback (Interior/ North):	17'-6"	N/A	N/A
21	Side Setback (Lincoln Rd/ South):	17'-6"	N/A	N/A
22	Rear Setback (East):	50' from BL	N/A	N/A
Subterranean/ Pedestal Oceanfront/ LVL 0-5				
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
Tower Oceanfront*				
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
Detached Additions at 25 FT max height				
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	236
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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 FINAL SUBMITTAL

Ritz-Sagamore
 1 Lincoln Road
 Miami Beach, FL 33139

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

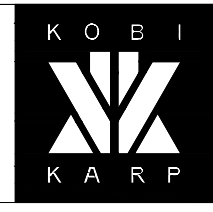
Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
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Consultant: LANDSCAPE ARCHITECT
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Consultant: MEP
Name: MG Engineering,
Address: 6915 Red Road, Suite 224
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Email: 305.755.3833

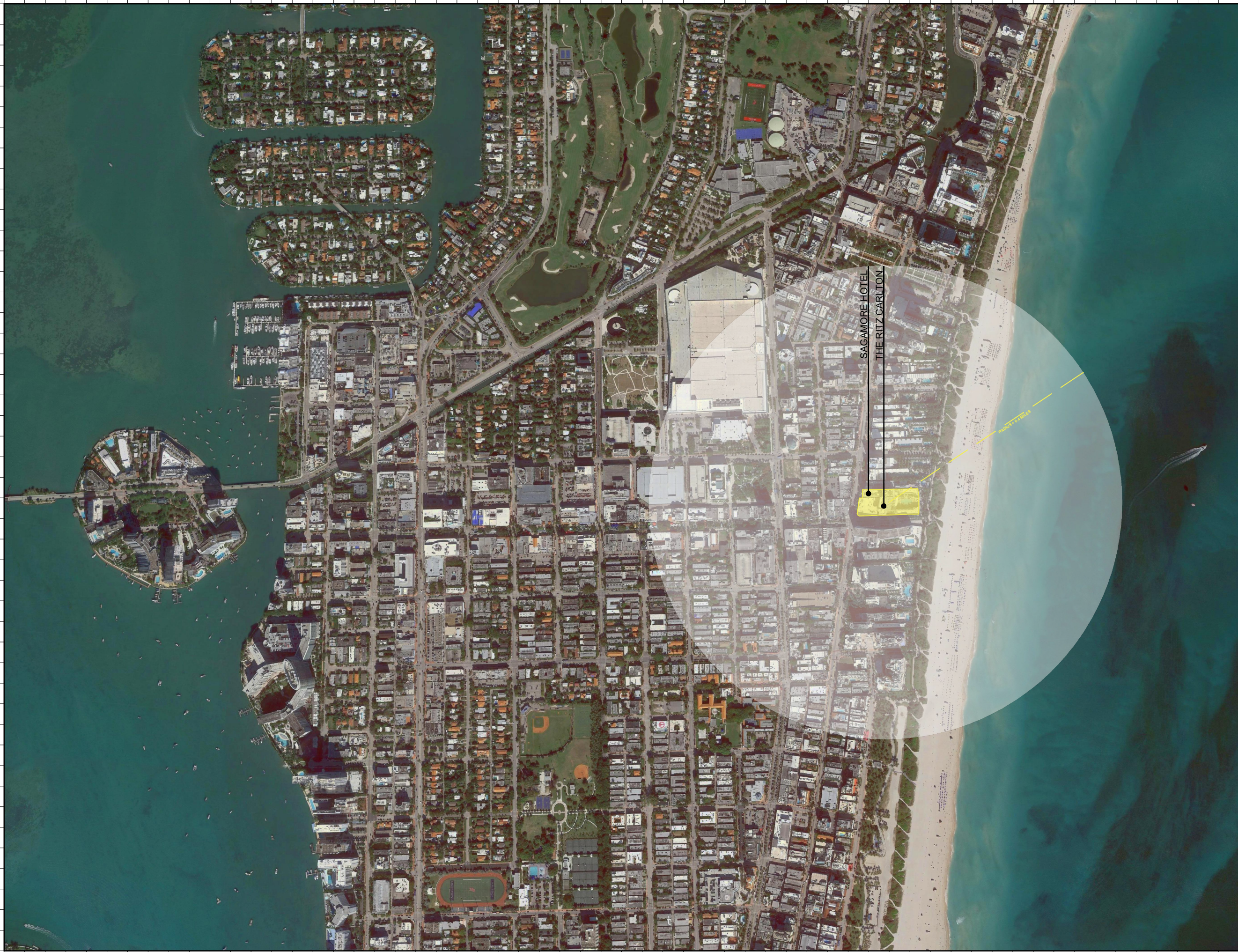
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Architect:
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PROJECT DATA
 RITZ-SAGAMORE

Date	05-08-2023	Sheet No.	A0.03
Scale	-		
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



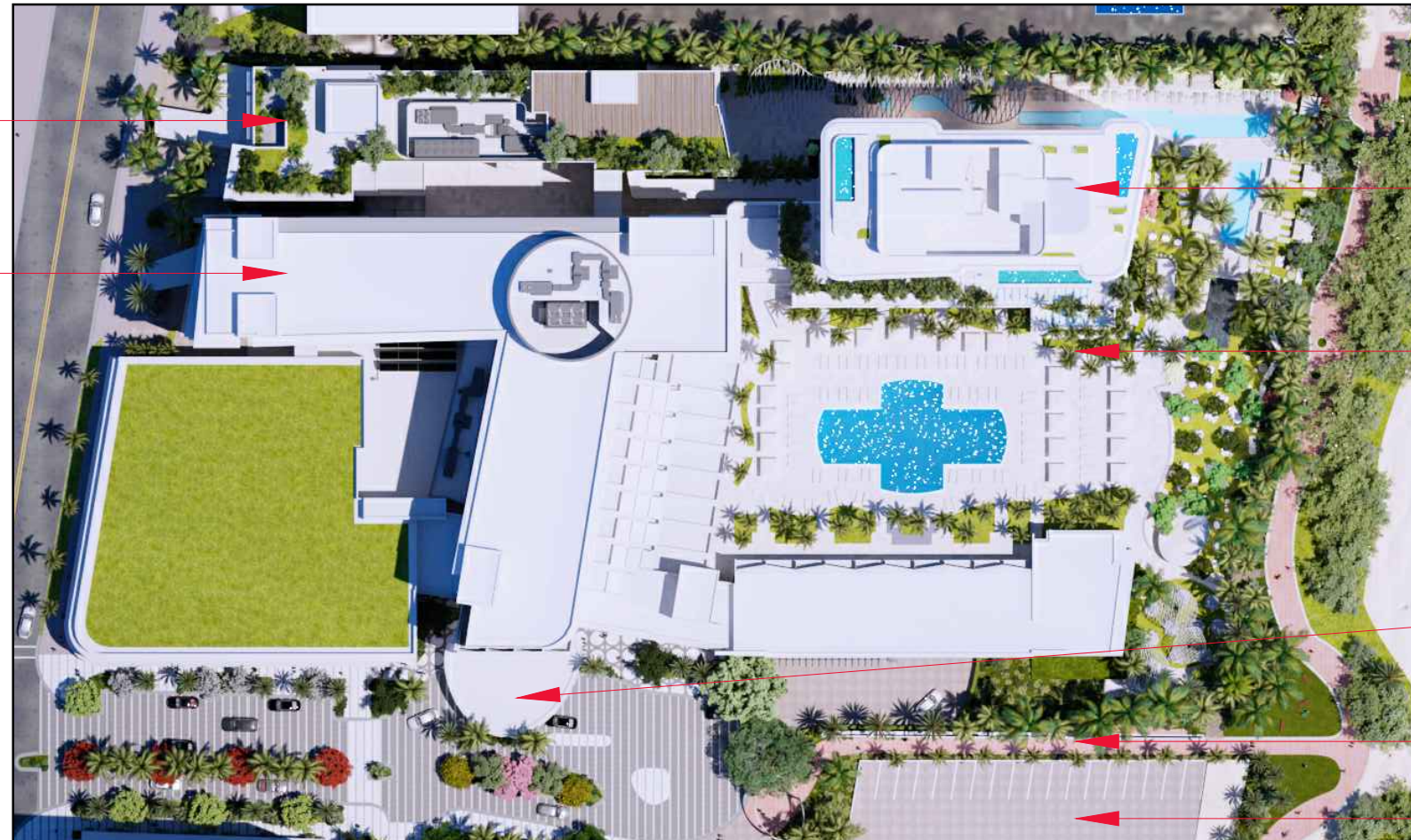
EXISTING SAGAMORE CABANAS TO BE REMOVED

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

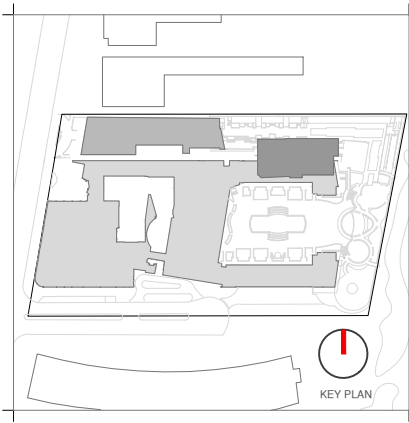
RENOVATED OUTDOOR RESTAURANT AND EVENT SPACE

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



Rev.	Date	Rev.	Date

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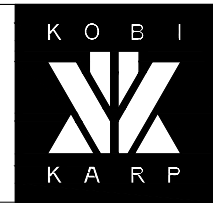
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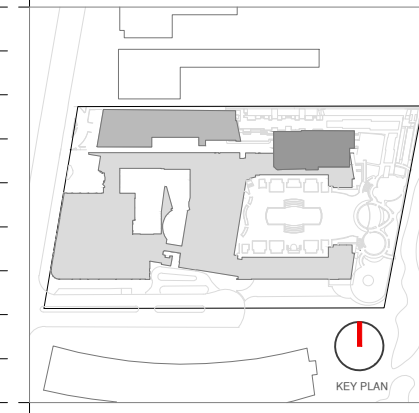
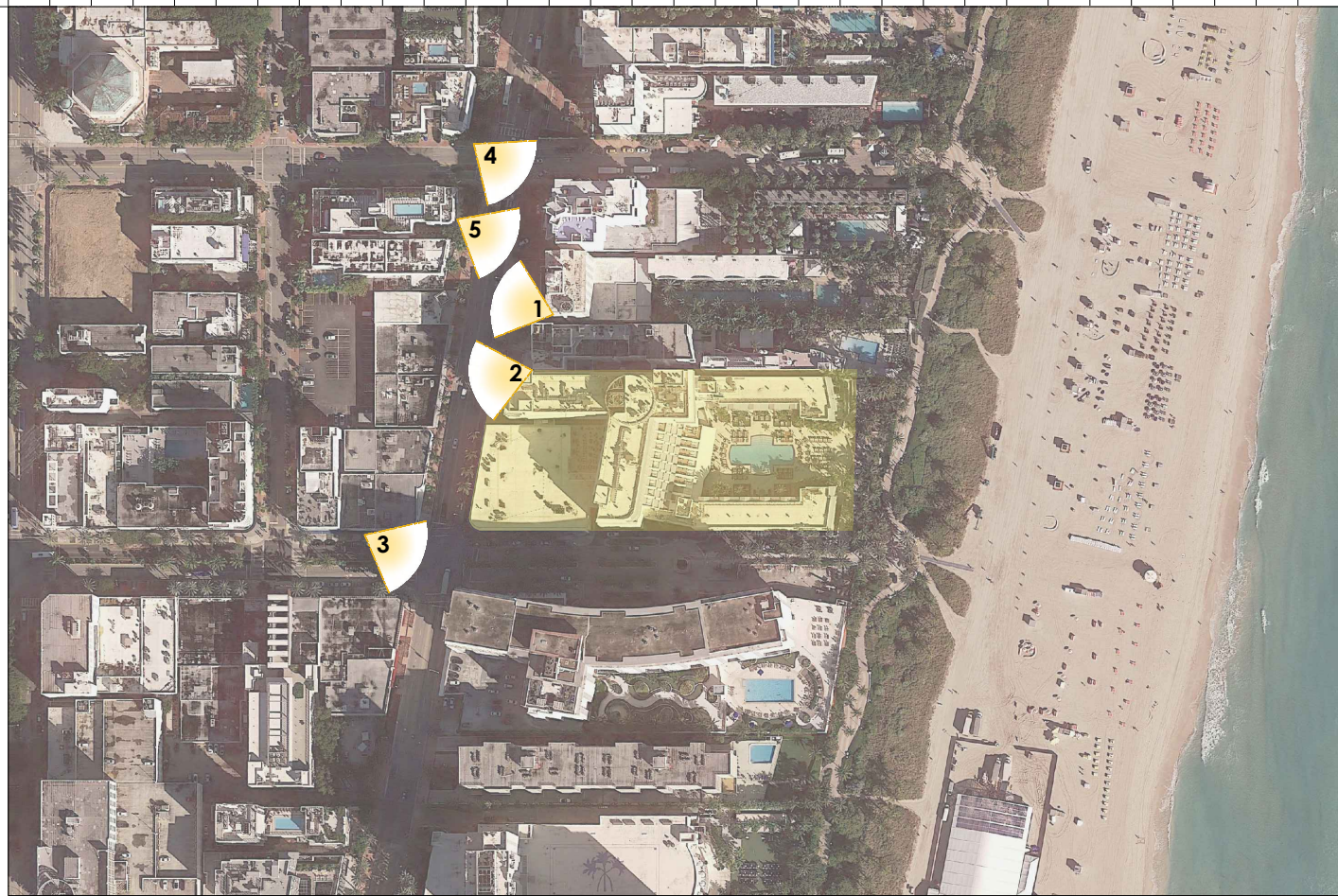


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PROPOSED VS EXISTING

RITZ-SAGAMORE

Date	05-09-2023	Sheet No.	A0.05
Scale	NTS		
Project	2018		



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3 THE DECOPLAGE - COLISH & GROSSMAN, 1965



4 THE DELANO HOTEL - ROBERT SWARTBURG, 1947



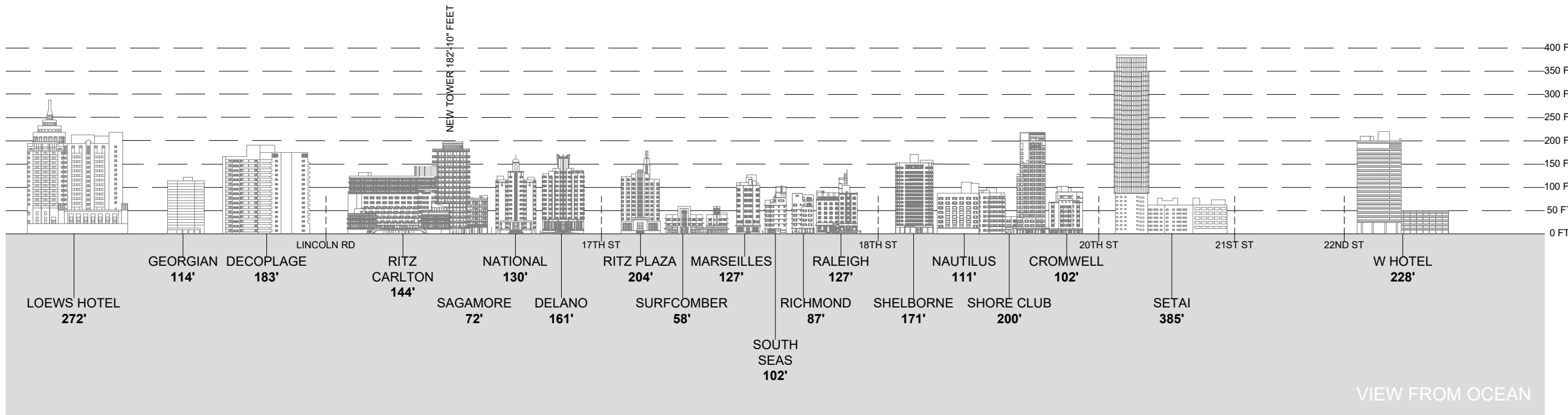
5 NATIONAL HOTEL - ROY FRANCE, 1940



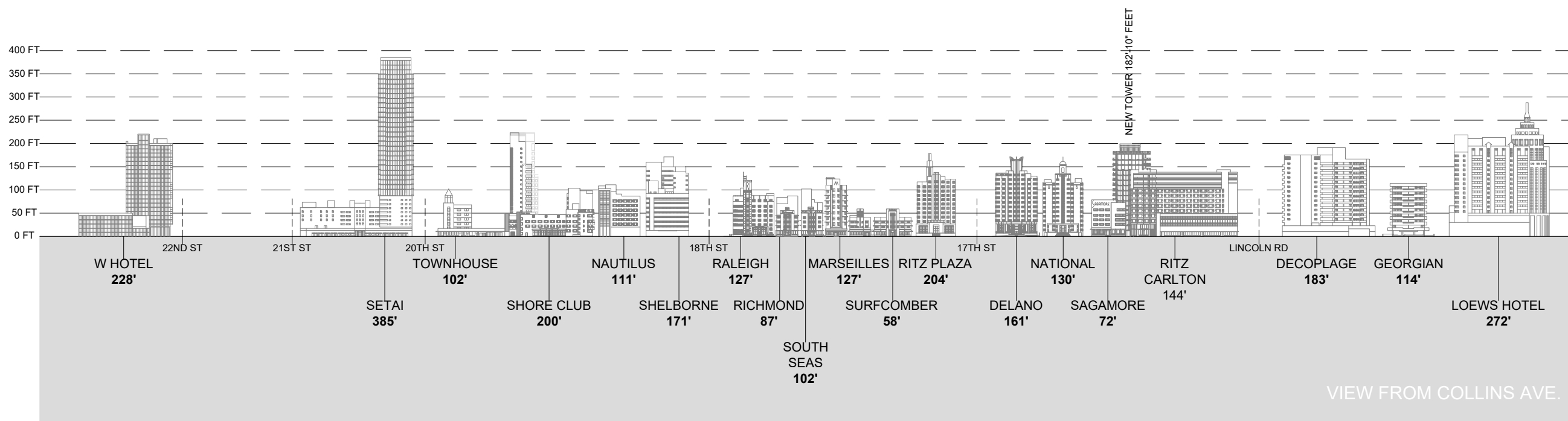
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CONTEXT
SURROUNDING BUILDINGS

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



VIEW FROM OCEAN



VIEW FROM COLLINS AVE.



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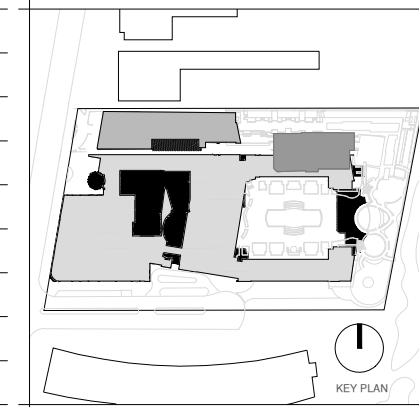
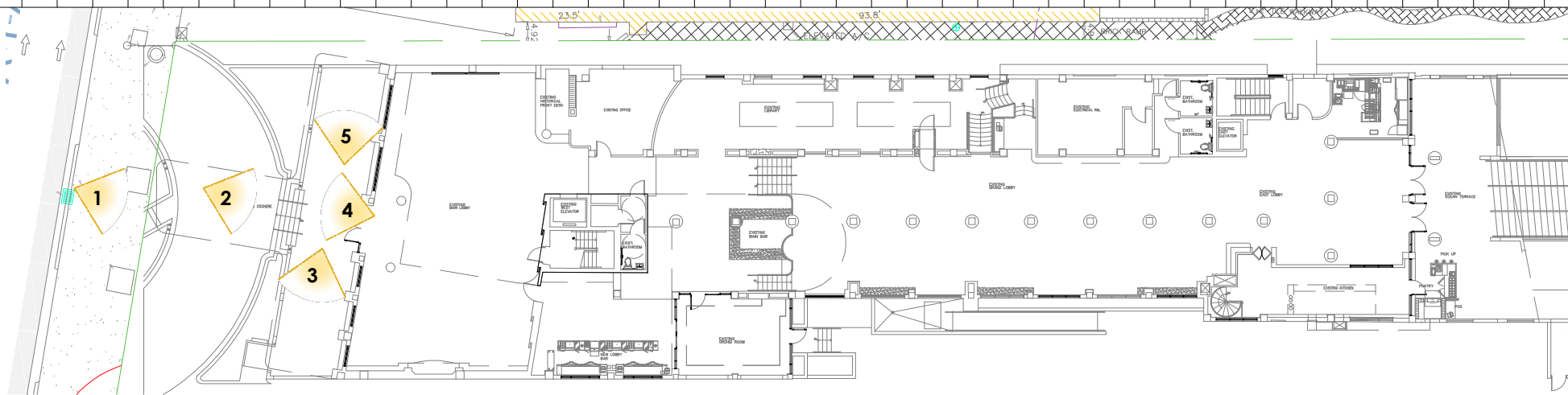


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CONTEXT ELEVATIONS

RITZ-SAGAMORE

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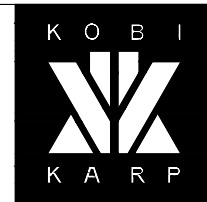
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EXISTING CONDITIONS
SAGAMORE

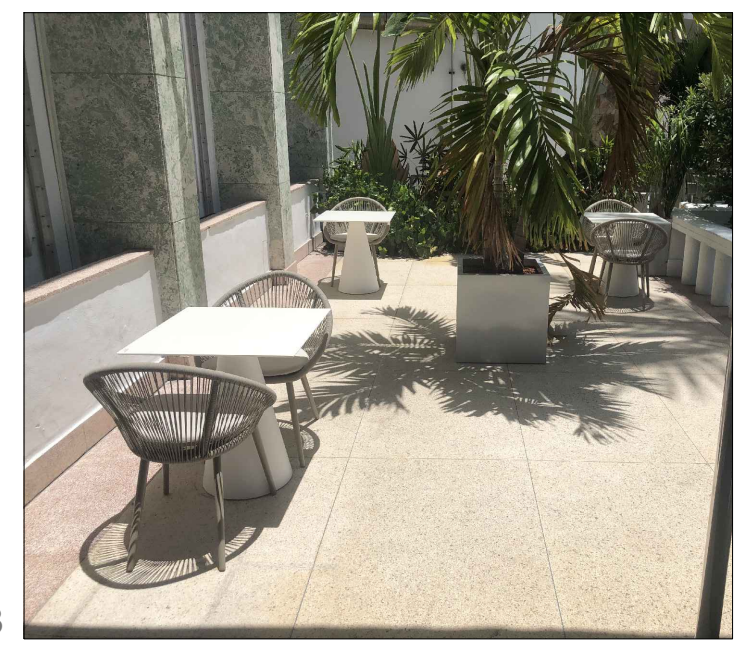
Date	05-08-2023	Sheet No.	A0.30
Scale	NTS		
Project	2018		



1 VIEW FROM COLLINS AVENUE



2 PORTE COCHERE TOWARDS LOBBY



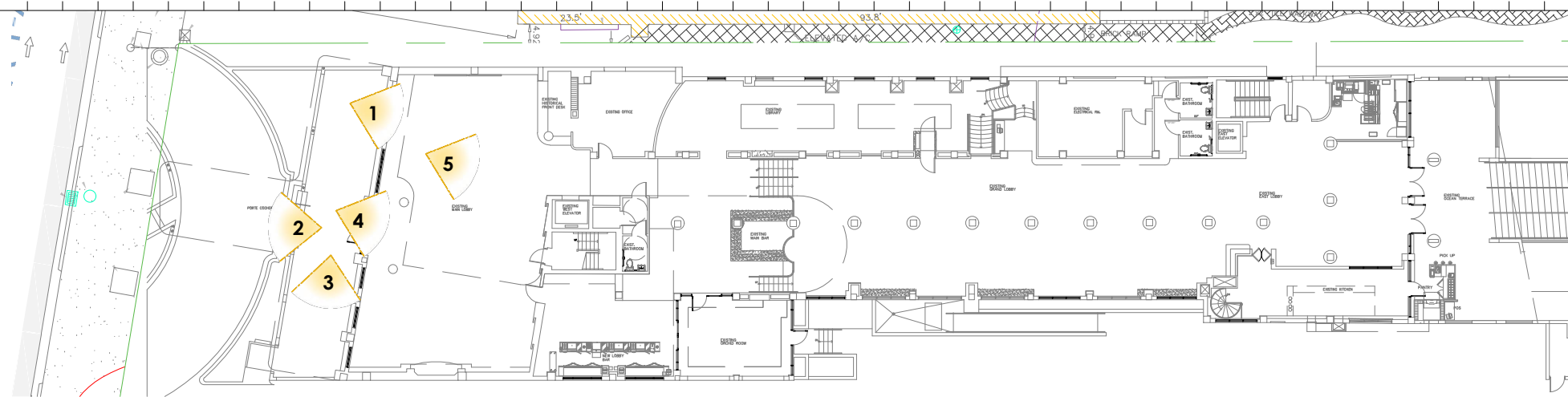
3 EXTERIOR LOBBY LOUNGE TOWARDS THE RITZ



4 LOBBY TOWARDS PORTE COCHERE



5 EXTERIOR LOBBY LOUNGE TOWARDS THE NATIONAL



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.
Address: Di Lido Beach Resort Hotel Corporation
Tel:
Email:

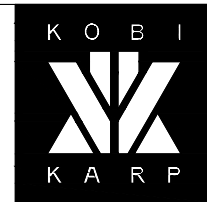
Consultant: STUDIO MUNGE.
Name: 25 Wingold Avenue,
Address: Toronto, ON Canada M6B 1P8
Tel: 416.588.1668
Email:

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

Consultant: MEP
Name: MG Engineering,
Address: 6915 Red Road, Suite 224
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
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Architect: Kobi Karp Architecture and Interior Design, Inc.
Name: 571 NW 28TH ST
Address: Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



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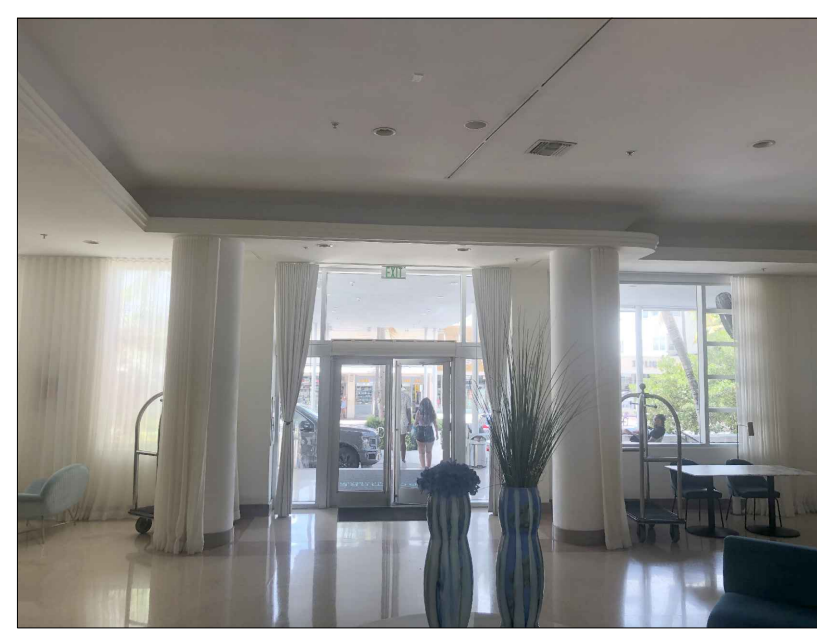
EXISTING CONDITIONS

SAGAMORE

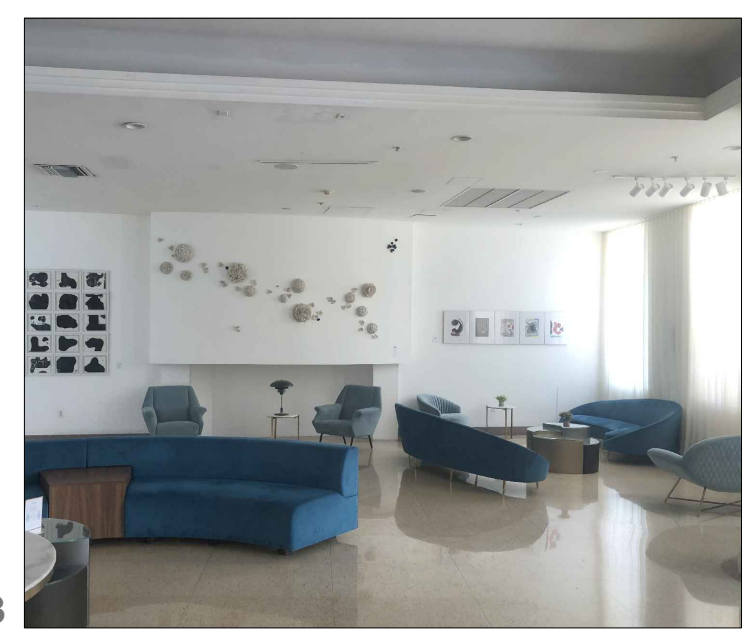
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Scale	NTS		
Project	2018		



1 HISTORIC LOBBY



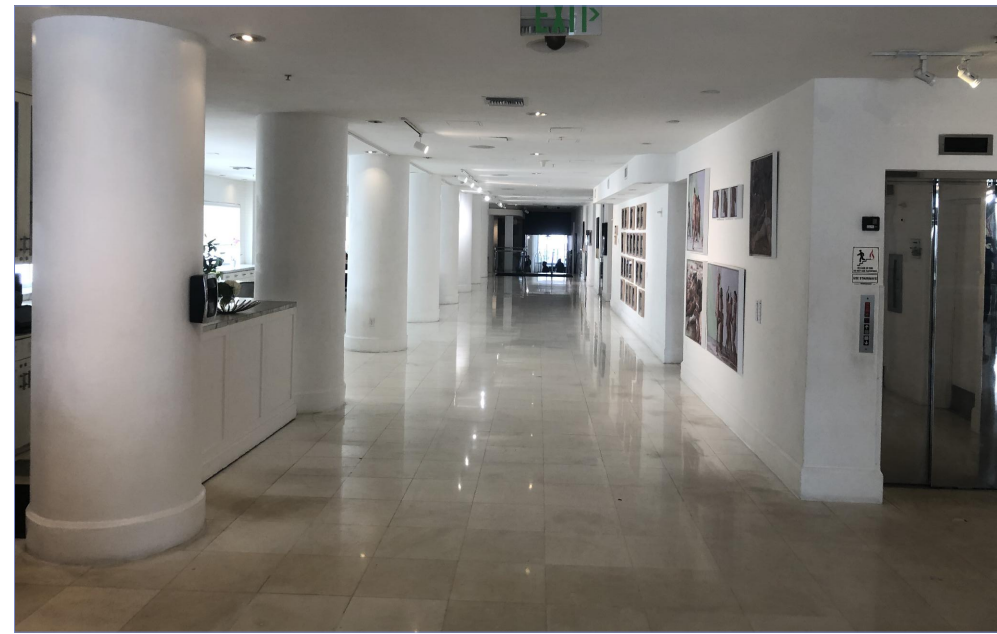
2 ENTRANCE FACING COLLINS AVENUE



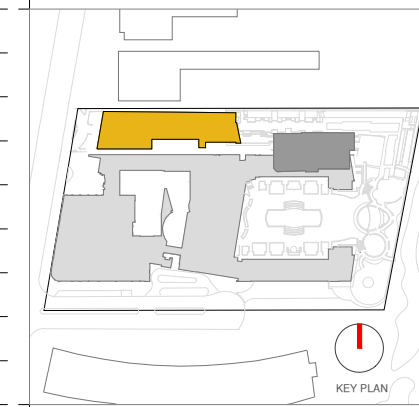
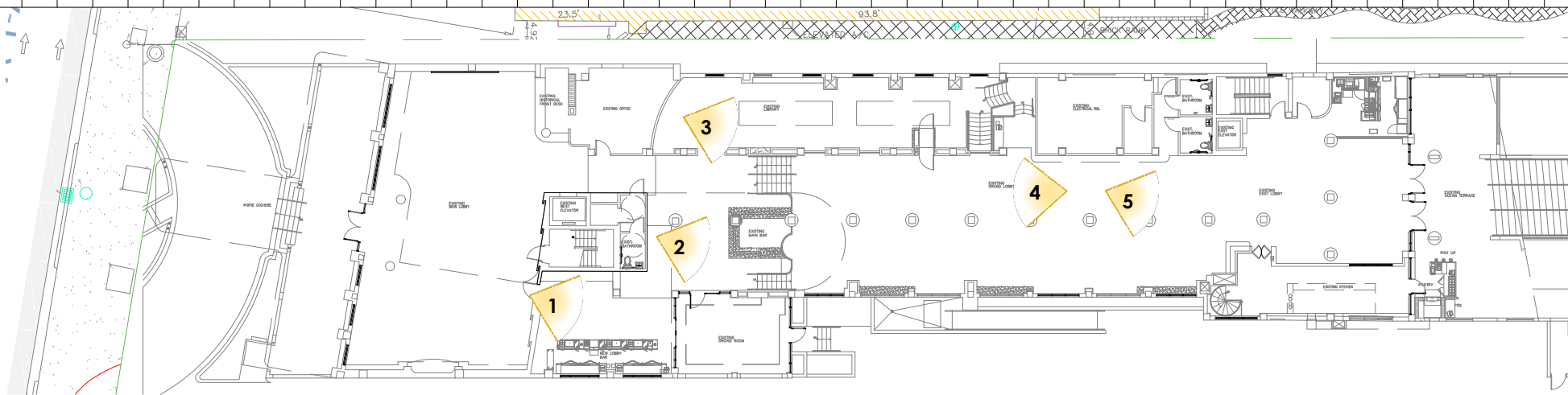
3 LOBBY LOUNGE



4 ENTRANCE FACING COLLINS AVENUE



5 LOBBY CORRIDOR



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Ritz-Sagamore
1 Lincoln Road
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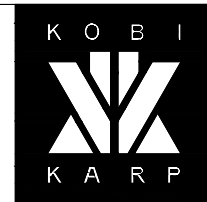
Consultant: STUDIO MUNGE.
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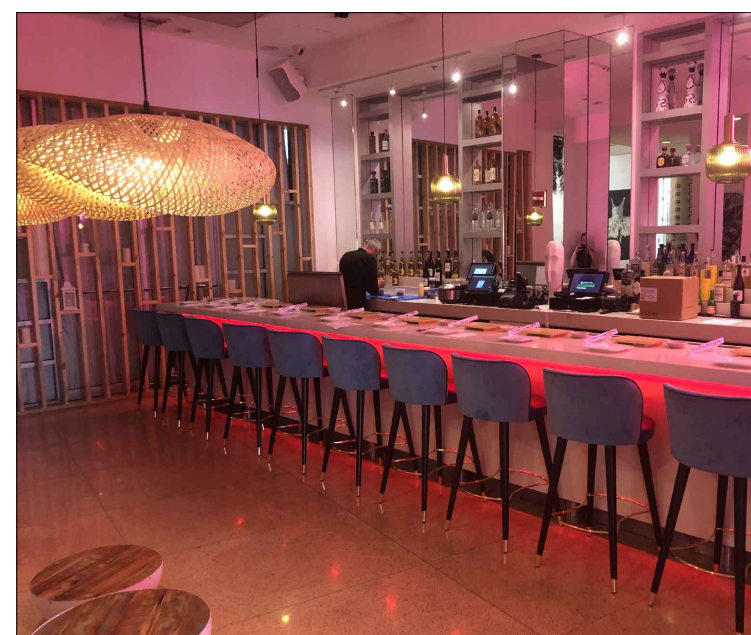
Architect: Kobi Karp Architecture and Interior Design, Inc.
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Address: Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



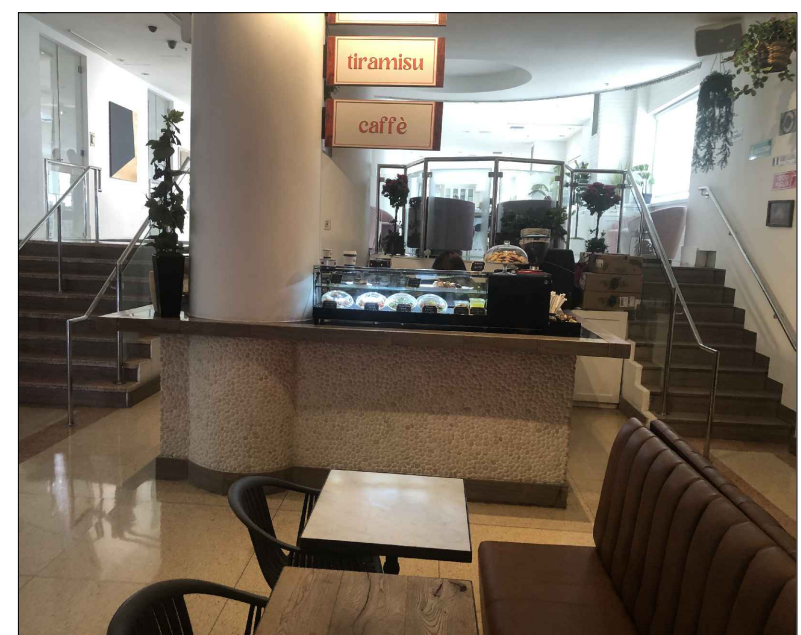
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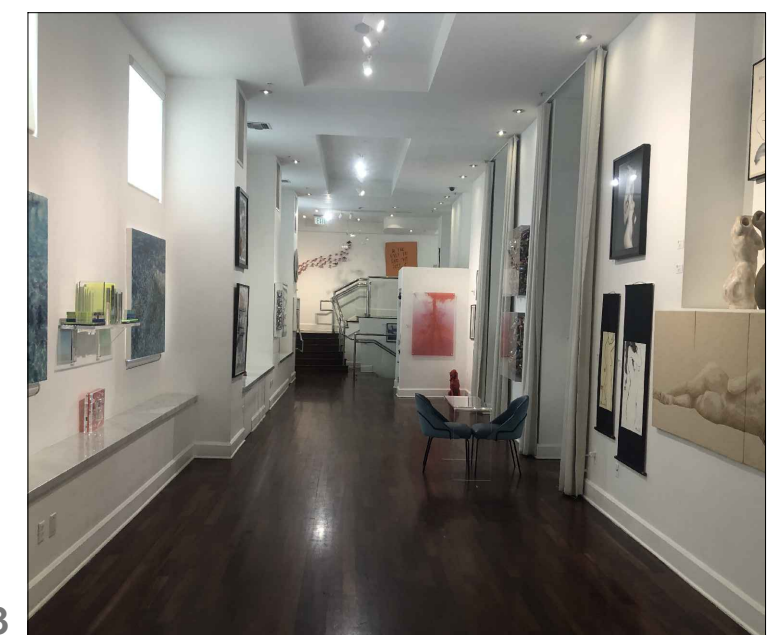
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Scale	NTS		
Project	2018		



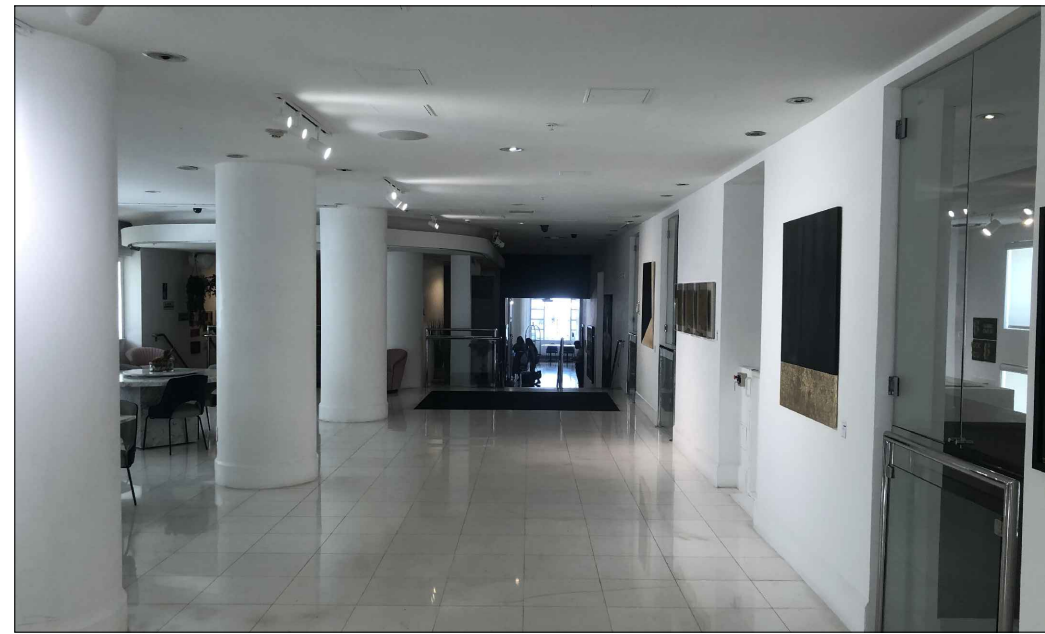
1 LOBBY BAR ADJACENT TO ORCHID ROOM



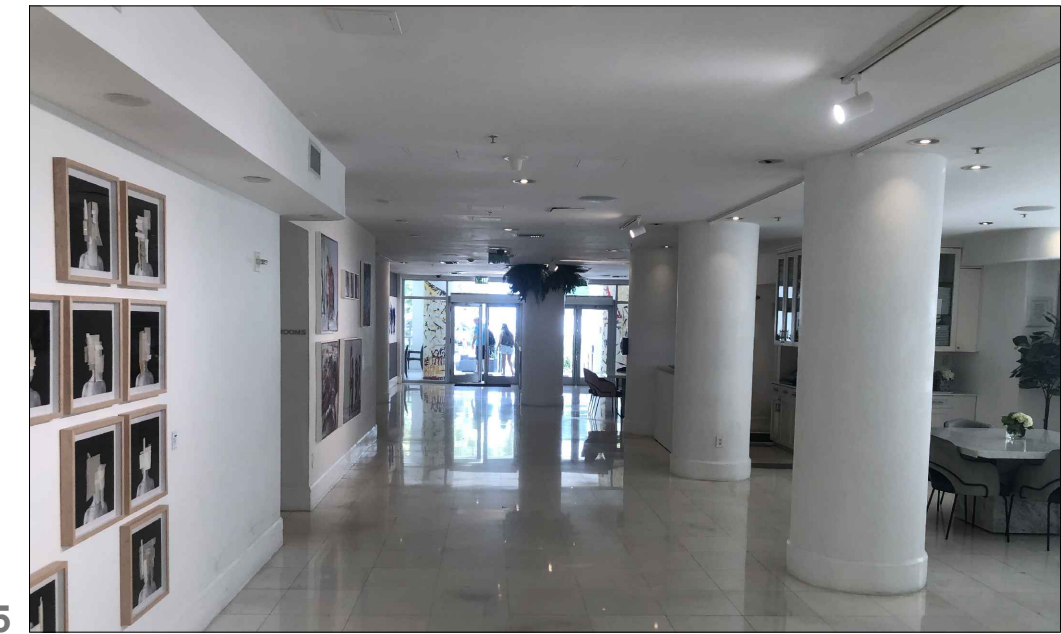
2 MAIN BAR



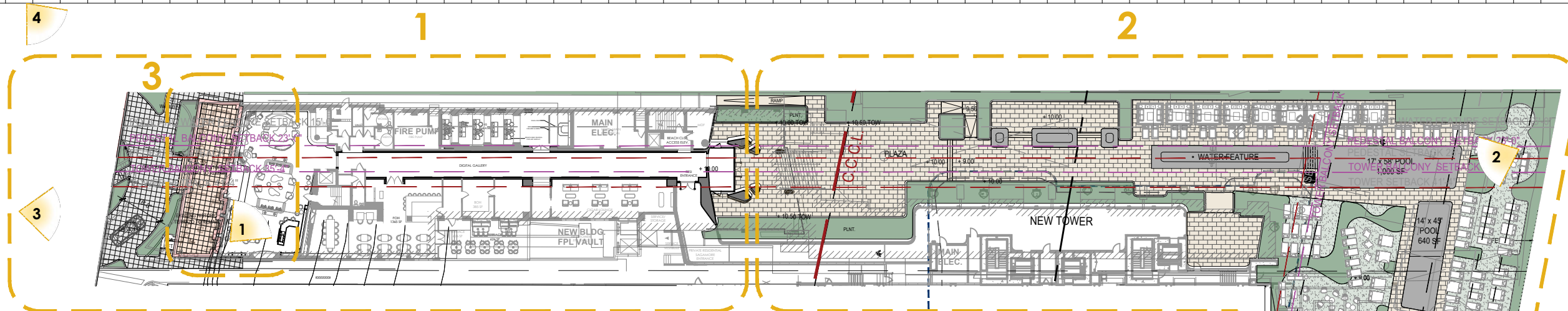
3 LIBRARY



4 GRAND LOBBY TOWARDS COLLINS AVENUE



5 GRAND LOBBY TOWARDS POOL



Rev.	Date	Rev.	Date

HPB
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Miami Beach, FL 33139

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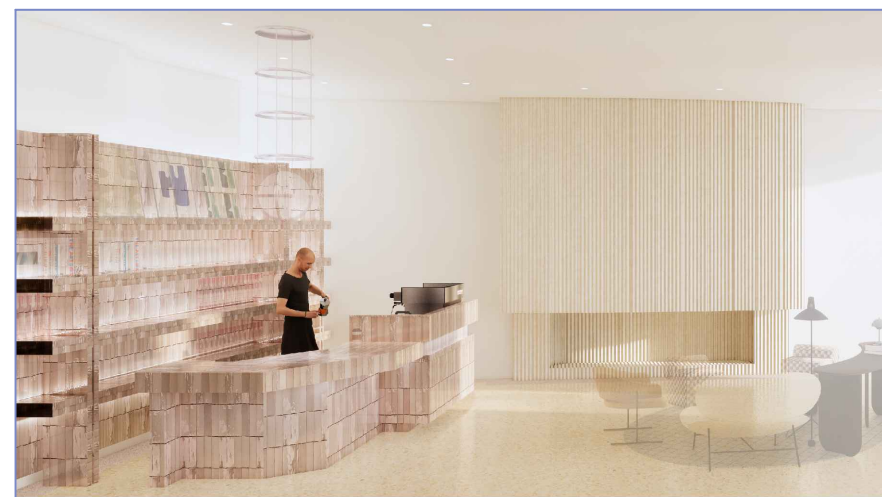
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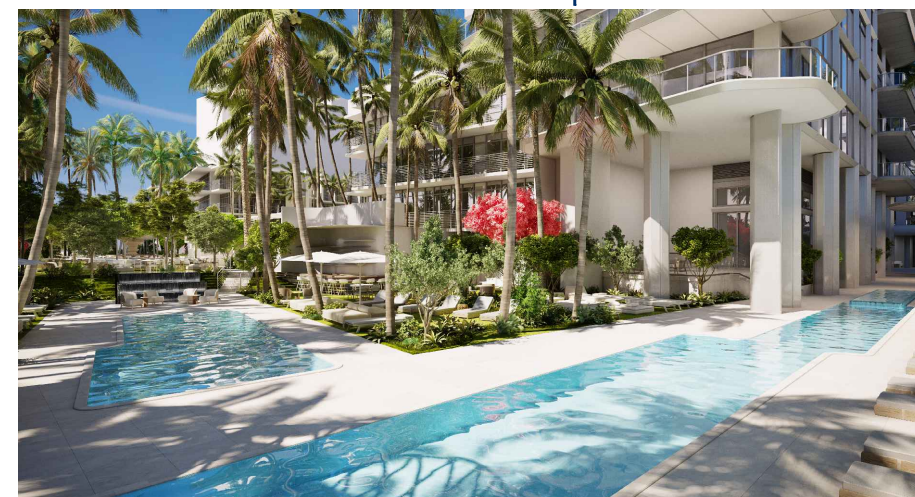
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Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
Tel: +1(305) 573 1818
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Sagamore Lobby



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		