

OUR ICONIC SKYLINE





MIAMI BEACH



Ocean Drive / Collins Avenue Historic District



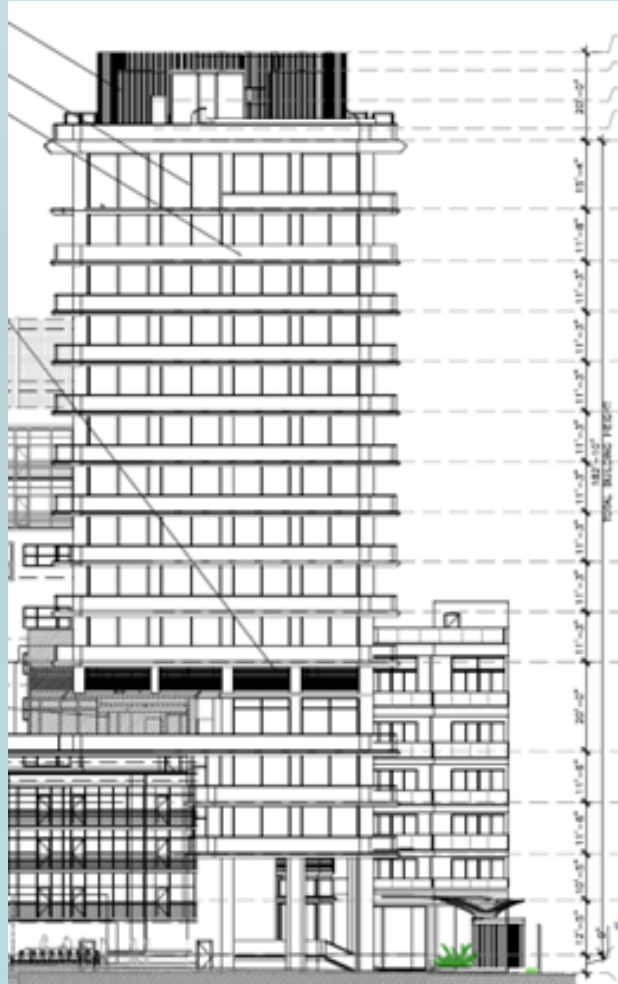
Ritz-Sagamore Project Comparison

Tower Heights

Current Proposed Project

Overall height
202'-10"

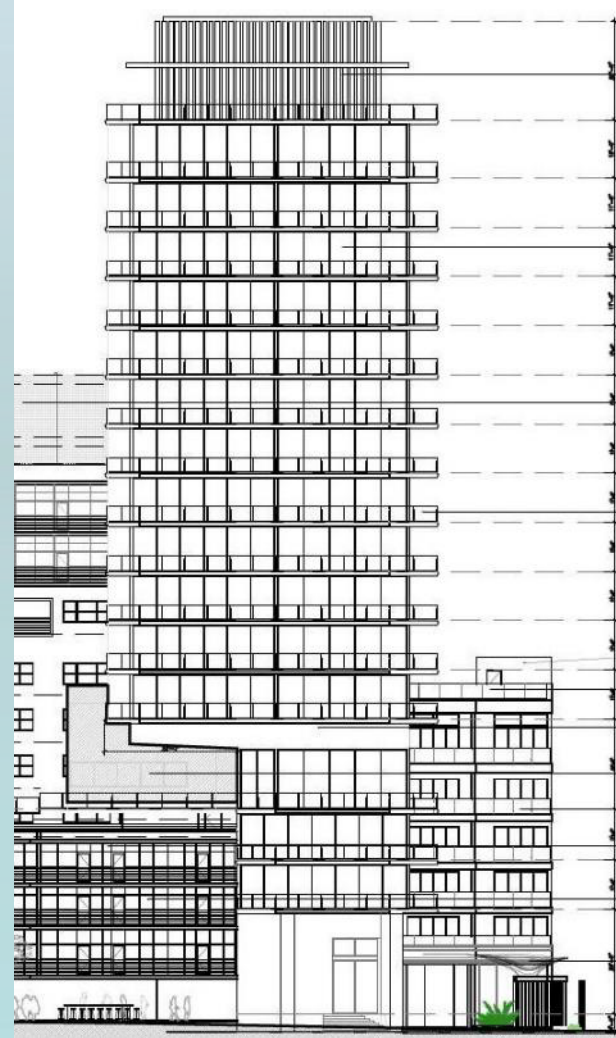
Top of habitable space
182'-10"



2021 Proposed Project

Overall height
224'-0"

Top of habitable space
200'-0"



Ritz-Sagamore Project Comparison

West Elevation



Current Proposed Project



2021 Proposed Project

Ritz-Sagamore Project Comparison

South Elevation



Current Proposed Project



2021 Proposed Project

Ritz-Sagamore Project Comparison

East Elevation



Current Proposed Project



2021 Proposed Project

Ritz-Sagamore Project Comparison

North Elevation



Current Proposed Project

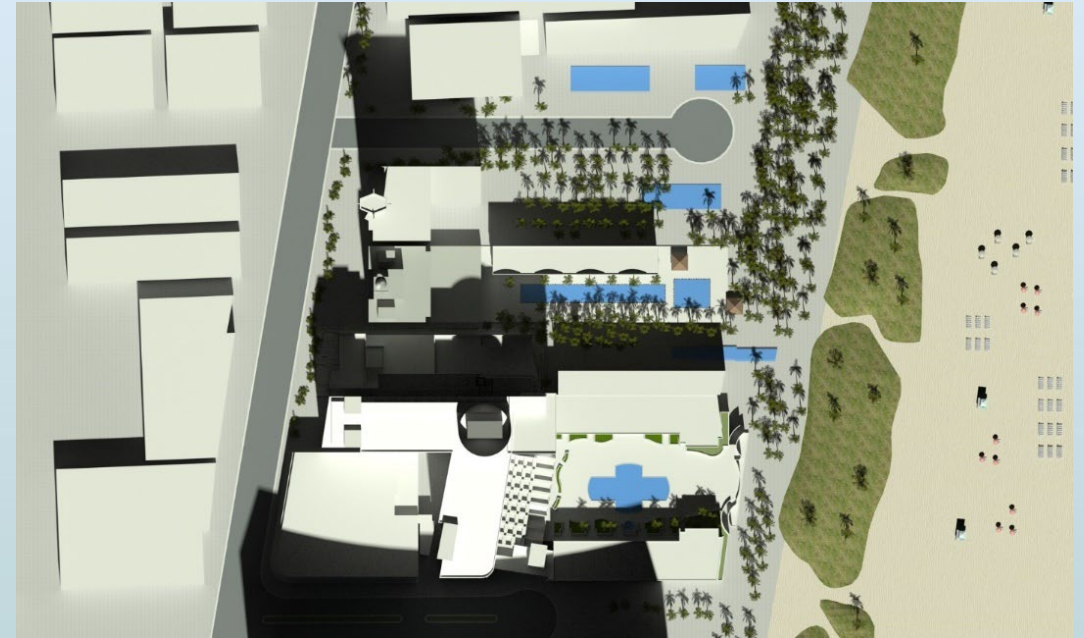


2021 Proposed Project

Solar Study

Winter Solstice
(December)

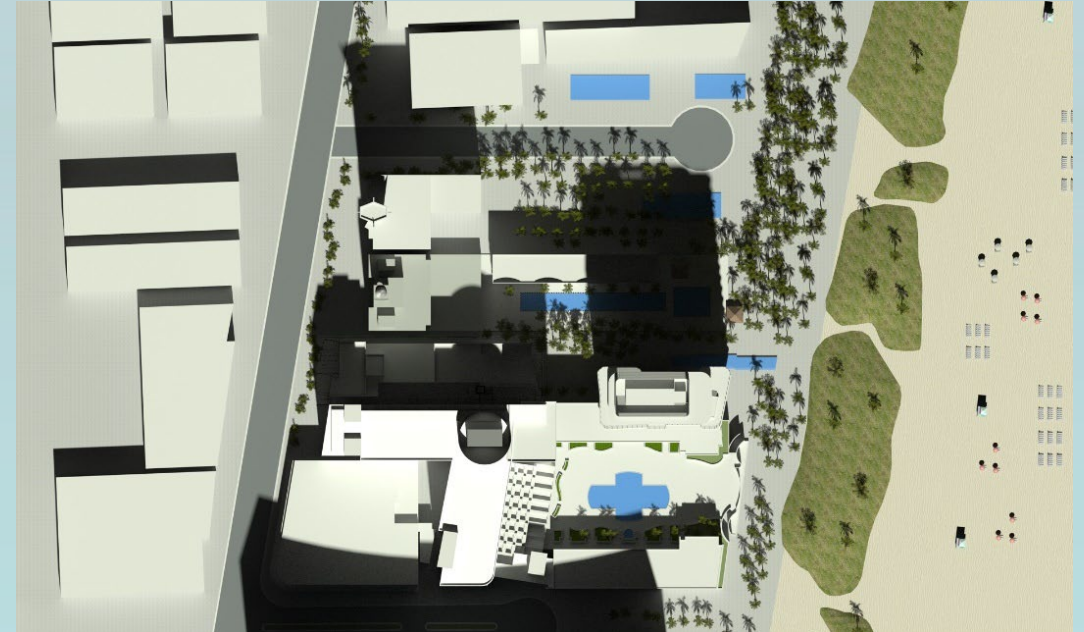
Noon



Current



Proposed Project

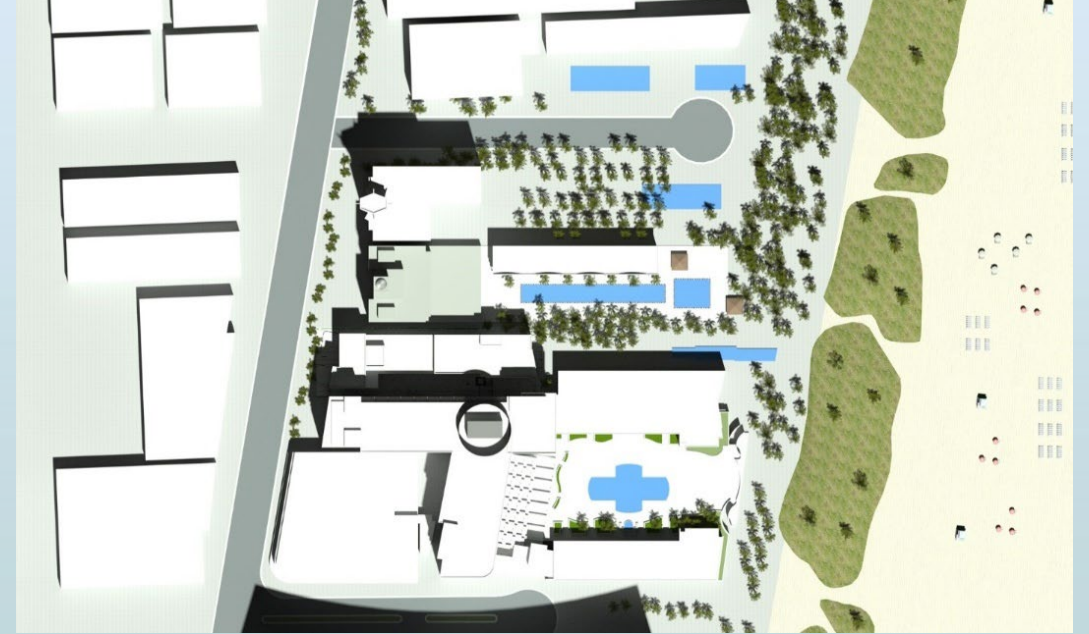


2021 Proposed Project

Solar Study

Equinoxes
(March & September)

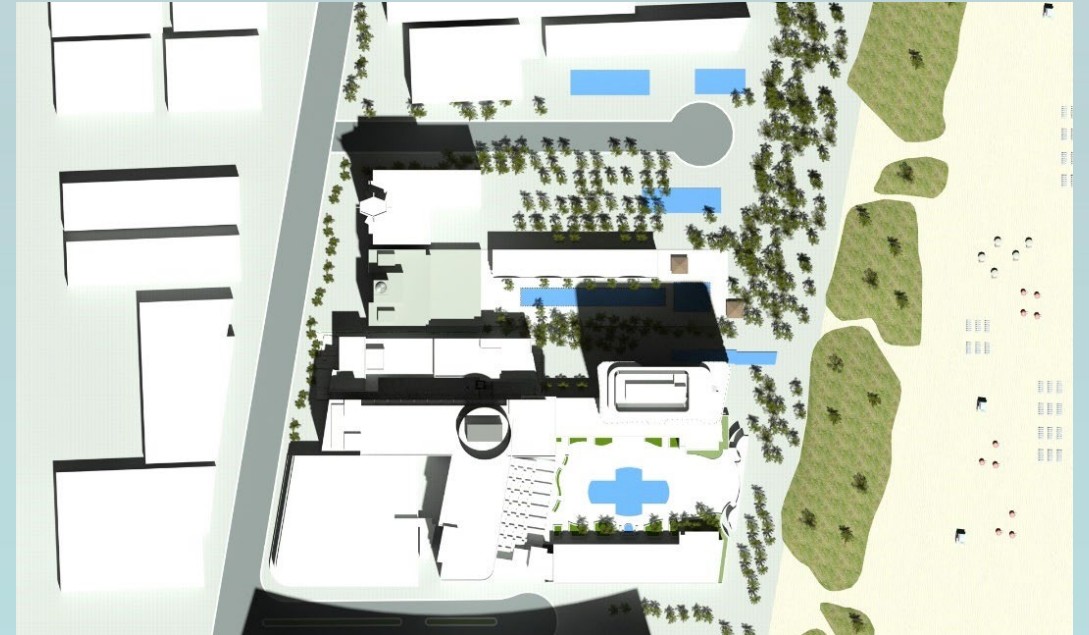
Noon



Current



Proposed Project



2021 Proposed Project

Certificate of Appropriateness Criteria

Land Development Regulations Sec. 2.13.7.d.

- ii. A decision on an application for a certificate of appropriateness shall be based upon the following:
 - 1. Evaluation of the **compatibility** of the physical alteration or improvement with surrounding properties and where applicable compliance with the following:
 - a. **The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** as revised from time to time

Secretary of the Interior's Standards

Standard 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

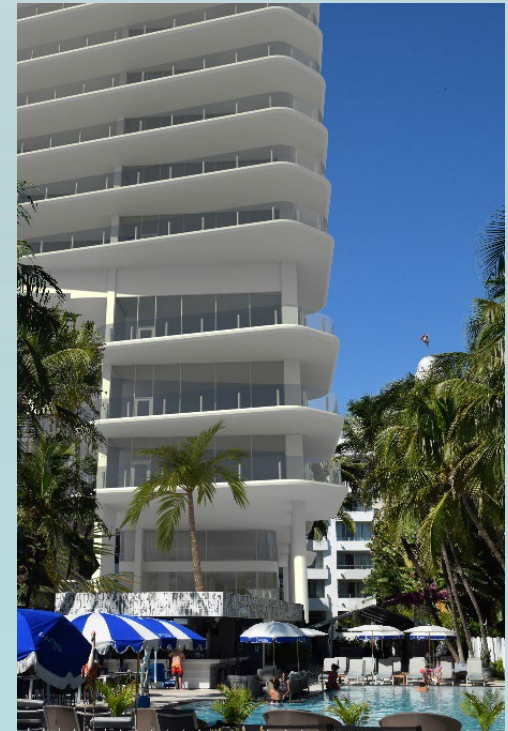
NOT SATISFIED



Current View



Current Proposed Project



2021 Proposed Project

Secretary of the Interior's Standards

Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

NOT SATISFIED



Current View



Current Proposed Project

Secretary of the Interior's Standards

Standard 9

New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

NOT SATISFIED



Current View



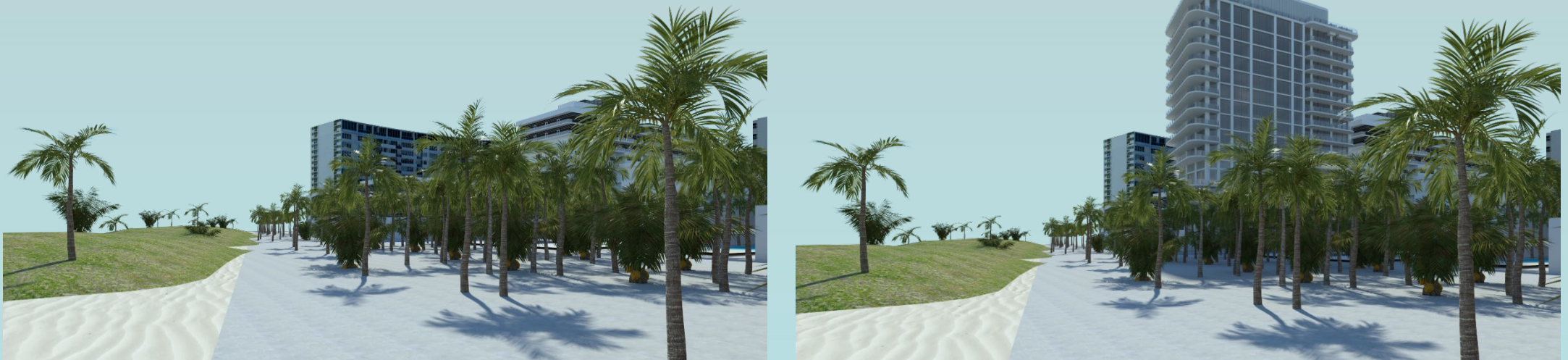
Current Proposed Project

Compatibility

Land Development Regulations Sec. 2.13.7.d.ii.

2. In determining whether a particular application is compatible with surrounding properties the historic preservation board shall consider the following:
 - b. General design scale massing and arrangement
 - d. Relationship of subsection b. to other structures and features of the District
 - e. The purpose for which the district was created
 - f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.

NOT SATISFIED

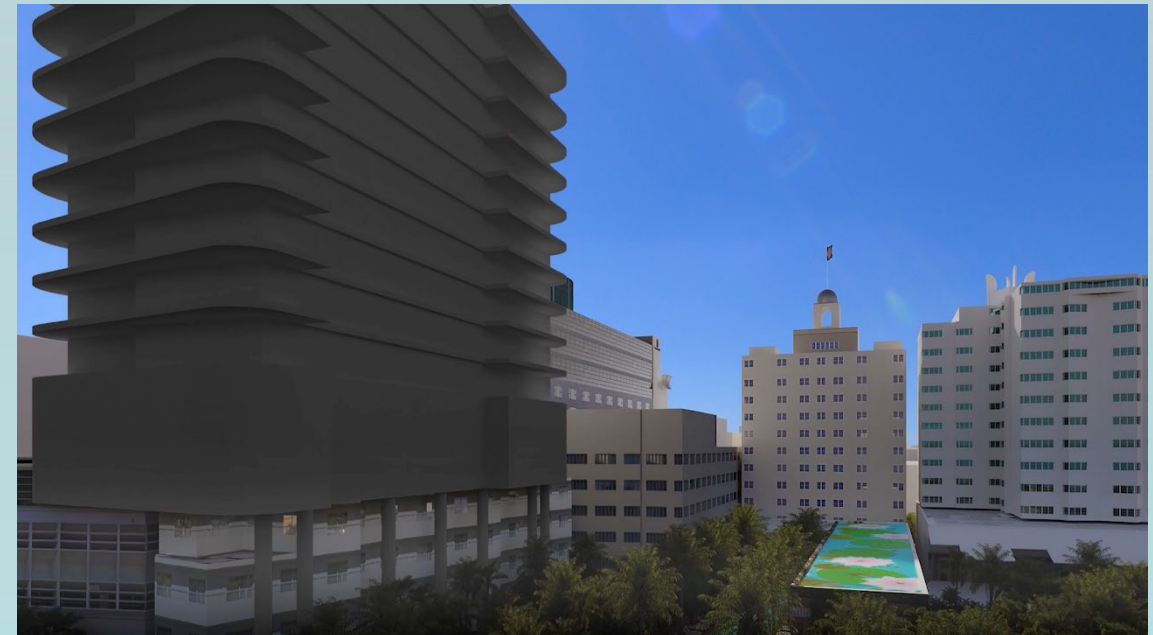


Compatibility

Land Development Regulations Sec. 2.13.7.d.ii.3

- d. The proposed structure, and/or additions to an existing structure is **appropriate to and compatible with the environment** and adjacent structures, and **enhances the appearance** of the surrounding properties, or the purposes for which the district was created.

NOT SATISFIED



Compatibility

Land Development Regulations Sec. 2.13.7.d.ii.3

- j. Any proposed new structure shall have an **orientation and massing which is sensitive to and compatible with the building site and surrounding area** and which creates or maintains important view corridor(s).



Context of National Hotel

Compatibility

Land Development Regulations Sec. 2.13.7.d.ii.3

- j. Any proposed new structure shall have an **orientation and massing which is sensitive to and compatible with the building site and surrounding area** and which creates or maintains important view corridor(s).

NOT SATISFIED



Context of National Hotel

Compatibility

Land Development Regulations Sec. 2.13.7.d.ii.3

- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, **relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands**, pedestrian sight lines and view corridors.

NOT SATISFIED

- m. Any addition on a building site shall **be designed, sited and massed** in a manner which is **sensitive to and compatible** with the existing improvement(s).

NOT SATISFIED

Conclusion

- The Ritz-Sagamore Project is located in the Ocean Drive / Collins Avenue Historic District; therefore, the Miami Beach Land Development Regulations require proposed work to comply with the Secretary of the Interior's Standards for Rehabilitation. (LDR Sec. 2.13.7.d.)
- The proposed tower is not compatible with the surrounding properties, which are all contributing resources to the Historic District.
- Due to the significant adverse impact that would occur upon the Sagamore Hotel, the National Hotel and the historic architectural character of the surrounding Historic District, the projects fails to comply with the Secretary of the Interior's Standards Numbers 1, 2 and 9. The project also fails to comply with compatibility standards in the LDR.

**Therefore, in accordance with
Miami Beach Land Development Regulations,
the requested COA should be denied.**

An aerial photograph of Miami Beach, Florida, showing the city skyline in the background and the beach in the foreground. The skyline includes several prominent buildings, such as the Biltmore Hotel with its distinctive tower and the SLS hotel. The foreground features a sandy beach with lifeguard stands, beach umbrellas, and palm trees. The text "Protect Our Iconic Skyline" is overlaid in the center of the image.

Protect Our Iconic Skyline