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2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

CITTERIO-VIEL
& PARTNERS

FINAL CAP SUBMITTAL 03/08/2021
APPLICATION HPB No. 20-0442

BVLGARI HOTEL
MIAMI BEACH

100 21ST STREET
MIAMI BEACH, FLORIDA, 33139

HISTORIC PRESERVATION BOARD
APRIL 13, 2021

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NOT FOR CONSTRUCTION

Project: BVLGARI HOTEL - 100 21st St. Miami Beach, Florida 33139

Plan Correction Report Matrix HPB20-0442
Date: 3/4/2021
Plan Address: 100 21st Street, Miami Beach, FL 33139-1701
1st App. Date: 11/25/2020

HPB Comments		Response	Reference Sheet
1. HPB Zoning Review - Fail			
Comments issued on Dec 24 2020			
Comments issued on Jan 29 2021			
Comments issued on Feb 26 2021			
1	Provide and elevation drawing showing area calculation of the west façade to show compliance with maximum 1% of the area of the façade to install the building id sign.	West façade Elevation Calculation has been added	A-038
2	Provide details and specifications of the building id sign.	The Id Signage is black paint outlining the edge of the characters over the Stucco.	A-037
3	Seagull sign requires a waiver, provide dimensions and area of a square/rectangle around the seagull.	Sheet has been revised	A-036
4	Day beds proposed are not considered part of the open space. Final zoning approval for the proposed open space will be subject to new interpretation of required open space in the rear yard, per Michael Belush.	No Day Beds are proposed	
5	Day beds cannot encroach into the side yard.	No Day beds are proposed	
2. Parking - LUB Review - Not Reviewed Monica Beltran Ph: email: MonicaBeltran@miamibeachfl.gov			
3. Building Dept – DRC Review - Not Reviewed Narinder Singh Ph: email: NarinderSingh@miamibeachfl.gov			
4. Police - CPTED Review - Not Reviewed Julio Blanco Ph: email: JulioBlanco@miamibeachfl.gov			
5. Transportation - LUB Review - Pass Firat Akcay Ph: email: Firatakay@miamibeachfl.gov			
6. Environmental Review - Not Reviewed Mitche Dalberiste Ph: email: MitcheDalberiste@miamibeachfl.gov			
7. Urban Forestry Group Review - Not Reviewed Omar Leon Ph: email: OmarLeon@miamibeachfl.gov			
8. Public Works - LUB Review - Pass Aaron Osborne Ph: email: AaronOsborne@miamibeachfl.gov			
HPB20-0442, Approved, (12-22-20)			
9. Planning Landscape Review - Pass 12/24/2020 Ricardo Guzman Ph: email: RicardoGuzman@miamibeachfl.gov			
Comments DRC Submittal 12/04/2020			
Comments: Provide a comprehensive Tree Report prepared by a ISA Certified Arborist for any existing tree or palm scheduled for relocation or removal. Site plan modification may be required in order to adequately protect root zone and canopy of trees indented to be in good health. Every effort shall be made to preserve and protect existing trees identified to be in good health subject to the review and approval of the City of Miami Beach Urban Forester.			
Provide a written response to comments.			
Provide a Tree Survey prepared by a Professional Land Surveyor listing common names, size, and location of existing trees and palms with a DBH of 3" or greater in private or in the adjacent public ROW.			
If applicable, a permanent tree bracing / support system shall be provided for any substantially large plant material proposed on a rooftop level.			
Provide a Tree Disposition Plan. Removal of any non-invasive trees with a 3" DBH or greater from private or public property would require a Tree Removal Permit from CMB Urban Forestry.			
Landscape Plan shall be prepared by a Landscape Architect licensed in the State of Florida. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link:			
https://www.miamibeachfl.gov/wp-content/uploads/2017/09/Landscape-Legend-Form-7-11-2016.pdf			
The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.			
10. HPB Plan Review - Fail			
Comments: First Submittal: December 14, 2020			
Comments: First Submittal: January 19, 2021			
Comments Issued: January 29, 2021			
Comments Issued: February 26, 2021			
James Seiberling Ph: email: JamesSeiberling@miamibeachfl.gov			
1	DEFICIENCIES IN PRESENTATION		
a	Existing north tower element: elevation drawing indicates gold glass mosaic, renderings show a dark color material unknown. Please clarify. Provide close up photos of existing tower cladding material.	The gold glass mosaic was mistakenly carried from the previous application, no gold mosaic is being proposed. The tiled tower element adjacent to the main entry of the building is an important and prominent feature of the building. The original dark tile finish has been painted over at least twice in the intervening period; first to a lime green colour and most recently in a light grey colour. In all cases the finish applied to the vertical wall has contrasted with the white stucco which characterizes the building drawing emphasis to the verticality of the element. The current design proposal is either to retain the existing tiles if they are revealed to be in a satisfactory condition or in the other case propose a similar alternative.	
b	Seagull historical signage element: provide additional details. It is not clear what is being proposed.	Sheet has been revised	A-036
c	For requested variance: provide enlarged drawings of the proposed BVLGARI signage. Provide building id calculation for allowable square footage for the north side (max size is 1% of total wall area). Requesting variance to relocate allowable building id sign to west (non-street facing) façade. Staff recommends including reference photos of previous signage on this elevation.	West façade Elevation Calculation has been added	A-038
d	Provide details of all rooftop trellis structures at all levels.	A new sheet has been added	A-901
2	DESIGN APPROPRIATENESS		
a	Staff recommends exploring the reintroduction of additional historical signage that may include the neon seagull and the neon accent lighting.		
11. HPB Admin Review - Fail Victor Nunez email: VictorNunez@miamibeachfl.gov			
Please have Nick Kallergis approve application disclosure.			
The following fees are outstanding (tentative) and will be invoiced by January 11th.			
1. Advertisement - \$1,575		Acknowledged	
2. Board Order Recording - \$106		Acknowledged	
3. Posting - \$106		Acknowledged	
4. Courier - \$77		Acknowledged	
5. Mail Label Fee (\$4 per mailing label) \$ 974.10 Total Outstanding Balance = \$ 2,838.10		Acknowledged	
NOTE: All fees MUST BE PAID by January 13th or the application will not move forward.			
In addition to the fees, the following shall be provided to the Department no later than January 4th 12:00pm			
12. Fire Review Jorge Clavijo email: JorgeClavijo@miamibeachfl.gov			
Fire Review - Not Reviewed			
13. Public Works - LUB Review - Pass Aaron Osborne email: AaronOsborne@miamibeachfl.gov			
HPB20-0442, Approved, (12-04-20)			
14. Parking - LUB Review - Not Reviewed Monica Beltran email: MonicaBeltran@miamibeachfl.gov			
15. Building Department - DRC Review - Not Reviewed Narinder Singh email: NarinderSingh@miamibeachfl.gov			

1 HPB Comments 2021m02d26 FIRST CAP

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Revisions

Owner Information

BHI Miami Limited Corp.
1521 Alton Rd.
Suite 403
Miami Beach, FL 33139
(786) 785-6504

Consultant

Luis O. Revuelta

AR-0007972

HPB SET

Date

03/05/2021

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Sheet Name

RESPONSES

Sheet No.

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2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

DESIGN ARCHITECT

CITTERIO-VIEL
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Project
BVLGARI HOTEL
MIAMI BEACH
100 21st STREET
MIAMI BEACH, FL 33139

Revisions

Owner Information
BHI Miami Limited Corp.
1521 Alton Rd.
Suite 403
Miami Beach, FL 33139
(786) 785-6504

Consultant

Luis O. Revuelta
AR-0007972

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A-001



An aerial photograph of a coastal urban area. A red dashed line runs diagonally across the image, separating a developed urban area on the left from a beach and ocean area on the right. A red rectangle highlights a specific building complex in the urban area, which appears to be a school or institutional building with a large courtyard. The beach and ocean are visible on the right side of the image.

A-002

100 21st STREET



NAME: SEA GULL HOTEL a.k.a. DAY’S INN a.k.a. PROJECT PLUM
ADDRESS: 100 21st Street
DATE OF CONSTRUCTION: 1950
ARCHITECT: ALBERT ANIS
ARCHITECTURAL STYLE: STREAMLINE MODERNE
HISTORIC STATUS: CONTRIBUTING
LOCATED IN THE: 1992 Ocean Drive / Collins Avenue Historic District Expansion Designation

100 21st Street was designed in 1950 in the MiMo or Mid-20th-Century Modern Style of architecture, as it meets the International Style of architecture. The hotel arguably commands one of the best sites in Miami Beach - overlooking the ocean and beach and Collins Park.

According to the CMB Building Card the hotel has 145 rooms and stores and rises 7 levels with an overall height of 77’-0”. It features a 186’-0” long elevation facing Collins Park.

Architect Albert Anis really brings the design to life with his incorporation of the unique exterior lighting shown above, which accented the architectural lines of the building and accentuated the streamlining of the hotel

design. Thankfully this electrical moment in time has been immortalized in this circa1950 so photograph.

The Sea Gull was advertised as: “A new aspect on resort living...where every room was an ocean view...and also featured a fully equipped Turkish Bath and swimming pool and deck.” (8)

The Sea Gull featured a wonderful location not he ocean with view not only of the ocean yet most rooms had the very best view of the palatial Roney Plaza Hotel just across Collins Park fro the Sea Gull.

PHOTOGRAPH ABOVE; 1964 HISTORIC POSTCARD VIEW FROM eBAY

100 21st



HISTORIC POSTCARDS

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MIAMI, FL 33135
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A-003

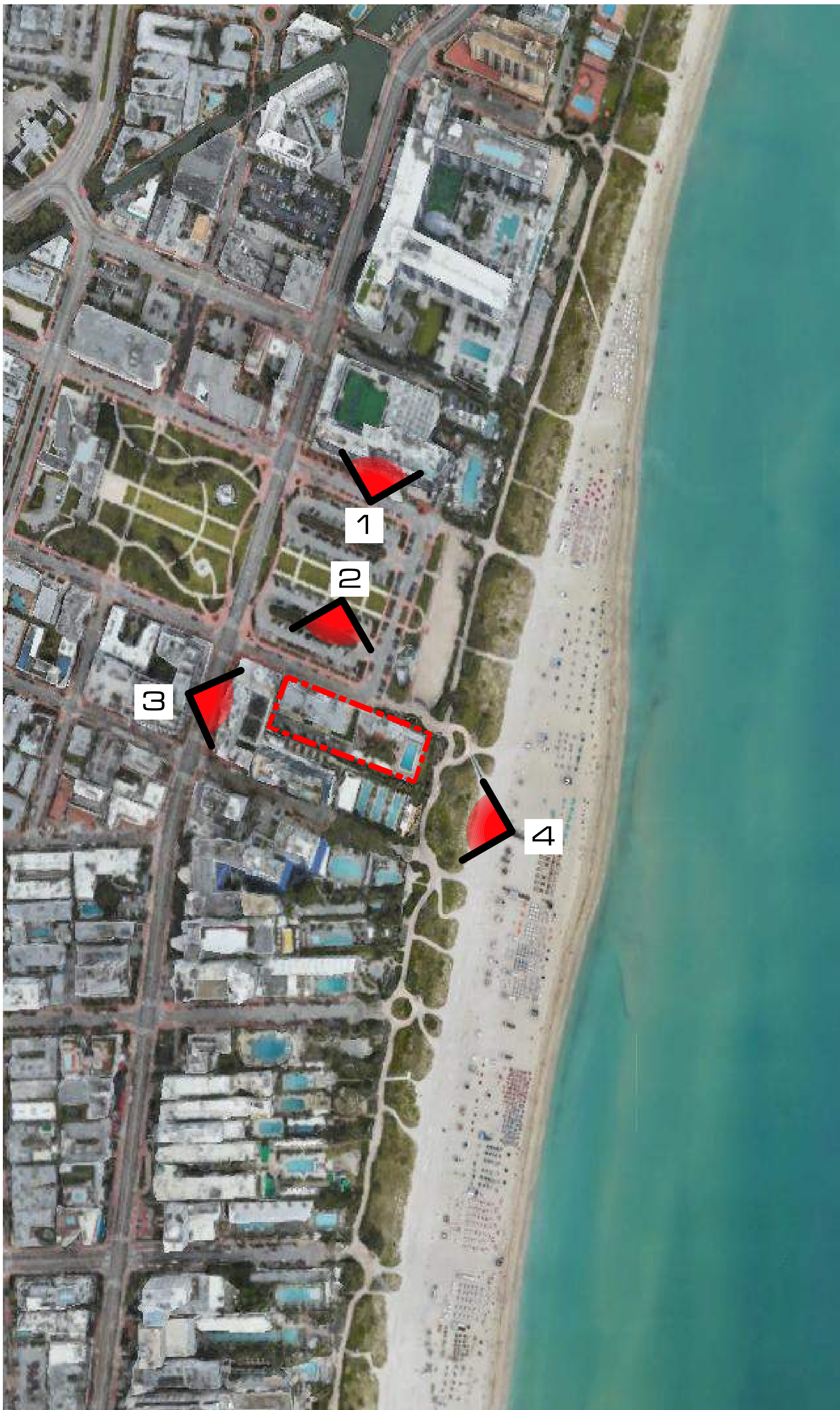
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CONTEXT PHOTOGRAPHS (1,2,3 & 4)

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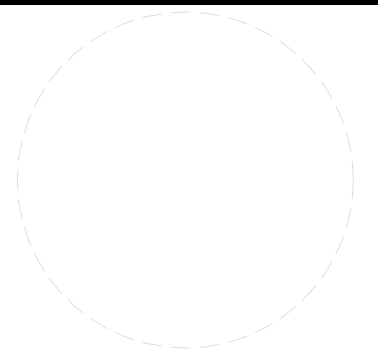
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BHI Miami Limited Corp.
1521 Alton Rd.
Suite 403
Miami Beach, FL 33139
(786) 785-6504

Consultant



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AR-0007972

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CONTEXT PHOTOGRAPHS (5,6,7 & 8)

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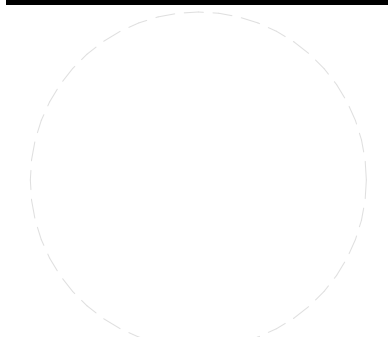
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Suite 403
Miami Beach, FL 33139
(786) 785-6504

Consultant



Luis O. Revuelta
AR-007972

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PHOTOS - CONTEXT 2/2

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A-005



SITE PHOTOGRAPHS

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SUITE 110
MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

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MIAMI BEACH**
100 21st STREET
MIAMI BEACH, FL 33139

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Owner Information

BHI Miami Limited Corp.
1521 Alton Rd.
Suite 403
Miami Beach, FL 33139
(786) 785-6504

Consultant

Luis O. Revuelta
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Sheet Name

PHOTOS - CURRENT CONDITION -
EXTERIOR

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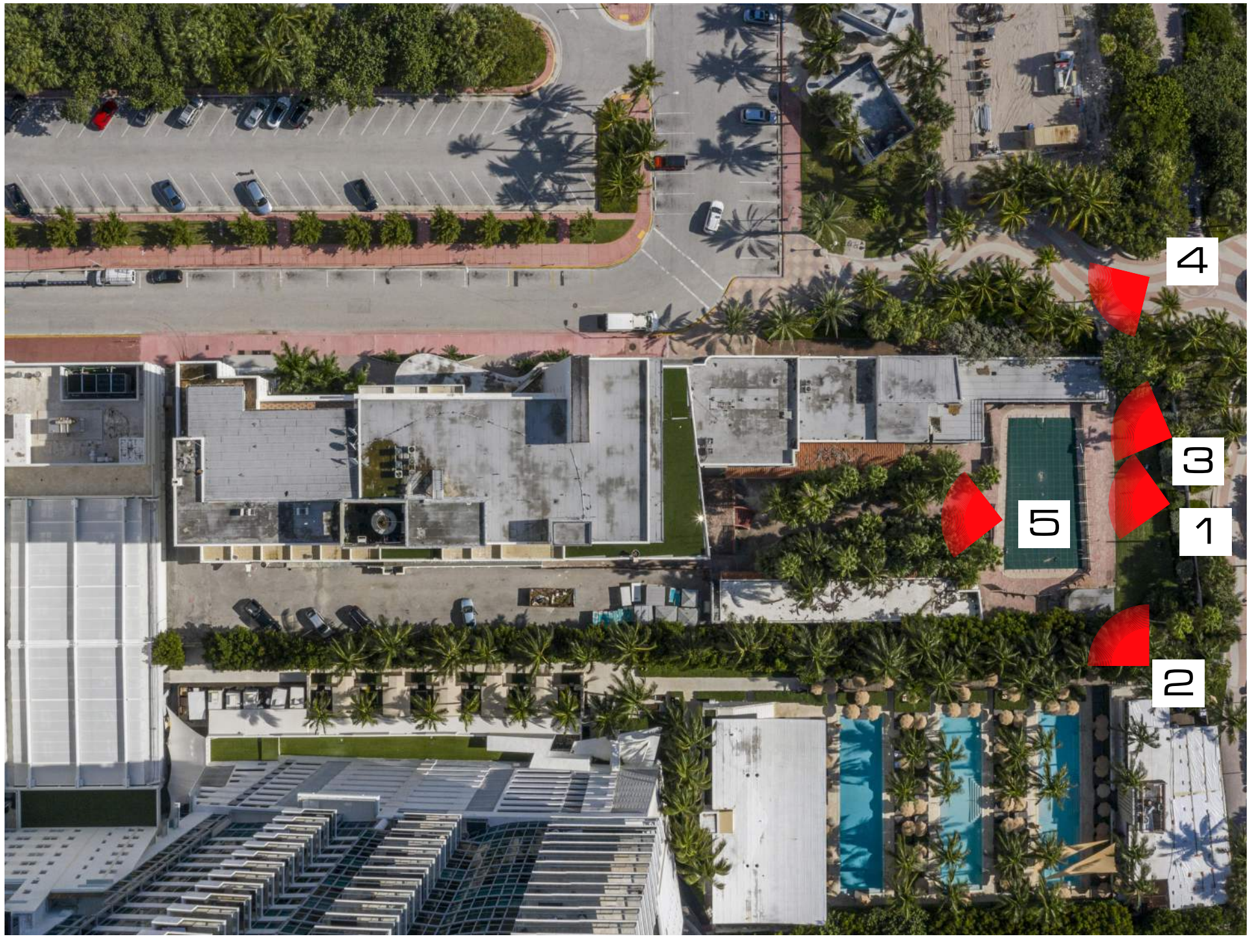
A-006

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PHOTOS - CURRENT CONDITIONS - EXTERIOR - REAR YARD

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1521 Alton Rd.
Suite 403
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Sheet Name

PHOTOS - CURRENT CONDITION -
EXTERIOR - REAR YARD

Sheet No.

A-007



LOBBY - ELEVATORS



LOBBY - SITTING AREA



LOBBY - RECEPTION DESK



LOBBY - BAR



LOBBY - CORRIDOR



TERRACE AND CABANAS

PHOTOS - CURRENT CONDITIONS - INTERIOR

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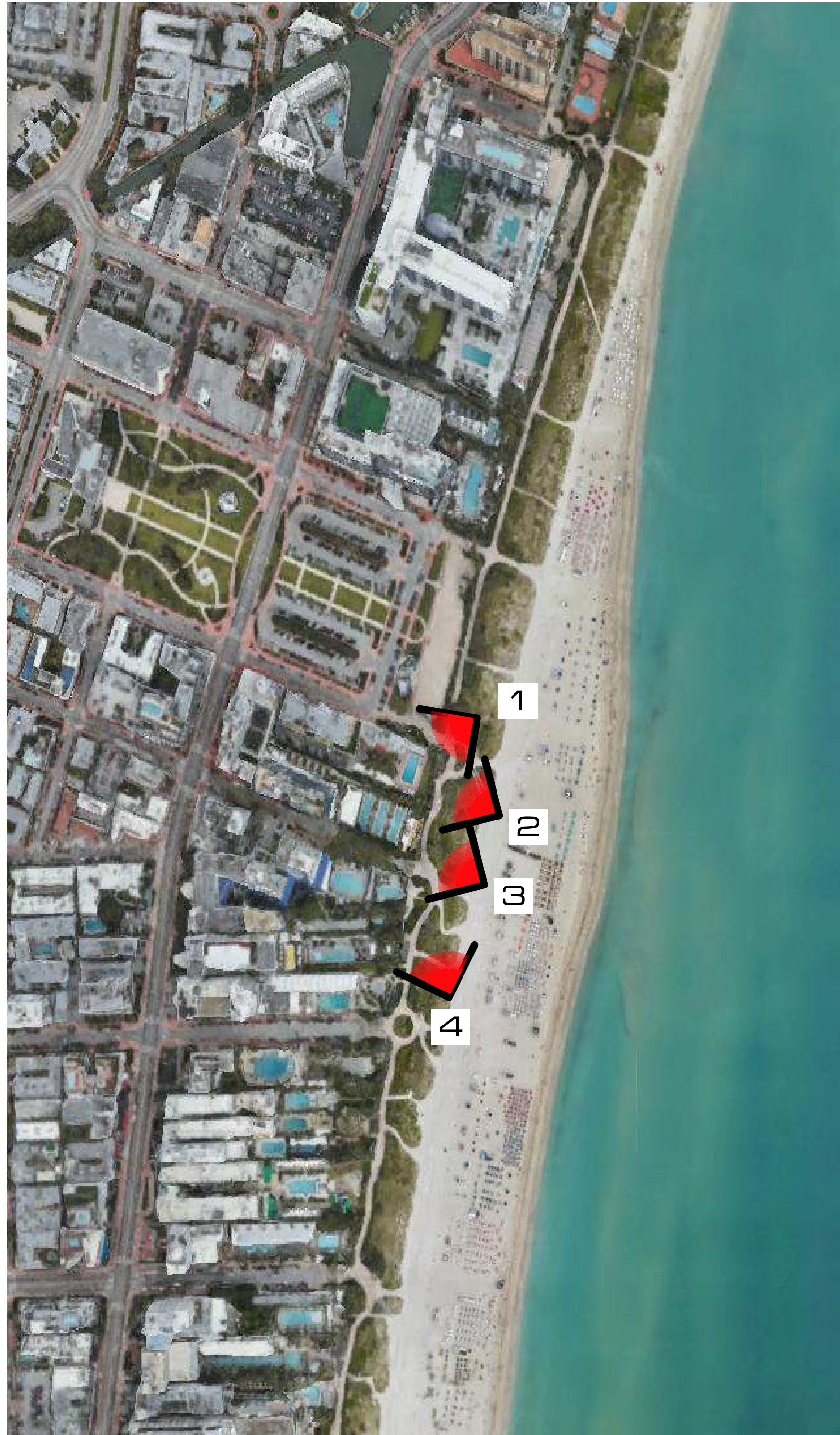
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CURRENT CONDITION - INTERIOR

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A-008



PHOTOS - CURRENT CONDITION - AERIAL

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Sheet Name
PHOTOS - CURRENT CONDITION -
AERIAL

Sheet No.

A-009