



revuelta  
architecture  
international

Miami  
Santiago, Chile  
revuelta-architecture.com  
2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T. 305.590.5000  
F. 305.590.5040

CITTERIO-VIEL  
& PARTNERS

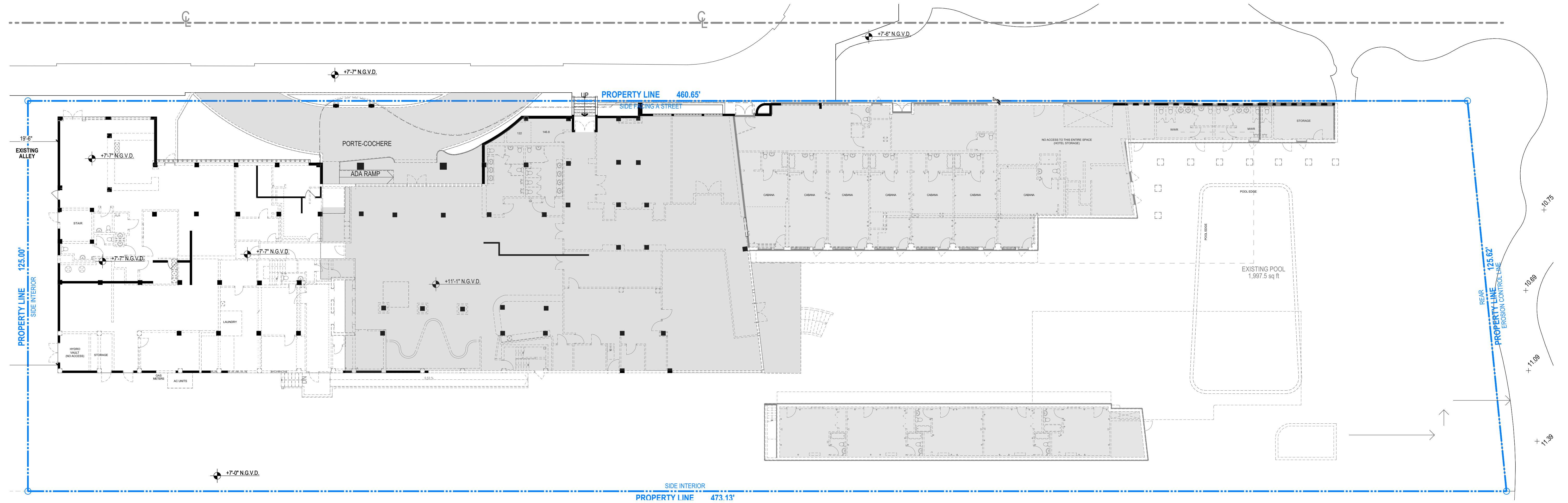
ANTONIO CITTERIO PATRICIA VIEL  
20122 via Cerva 4 Milan Italy  
Ph +39 02 7638801  
info@citterio-viel.com  
www.citterio-viel.com

FINAL SUBMITTAL: 03/09/2025  
APPLICATION HPB No. 25- 0649

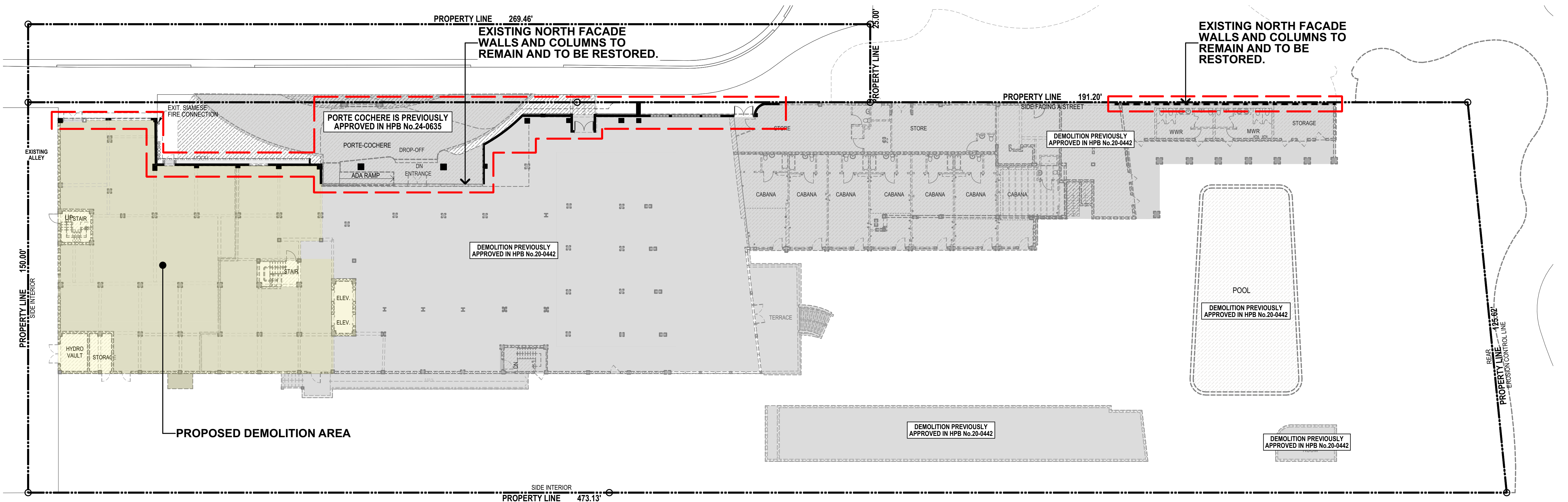
BVLGARI HOTEL  
MIAMI BEACH

100 21ST STREET  
MIAMI BEACH, FLORIDA, 33139

HISTORIC PRESERVATION BOARD  
MAY 13, 2025



**PREVIOUSLY APPROVED**

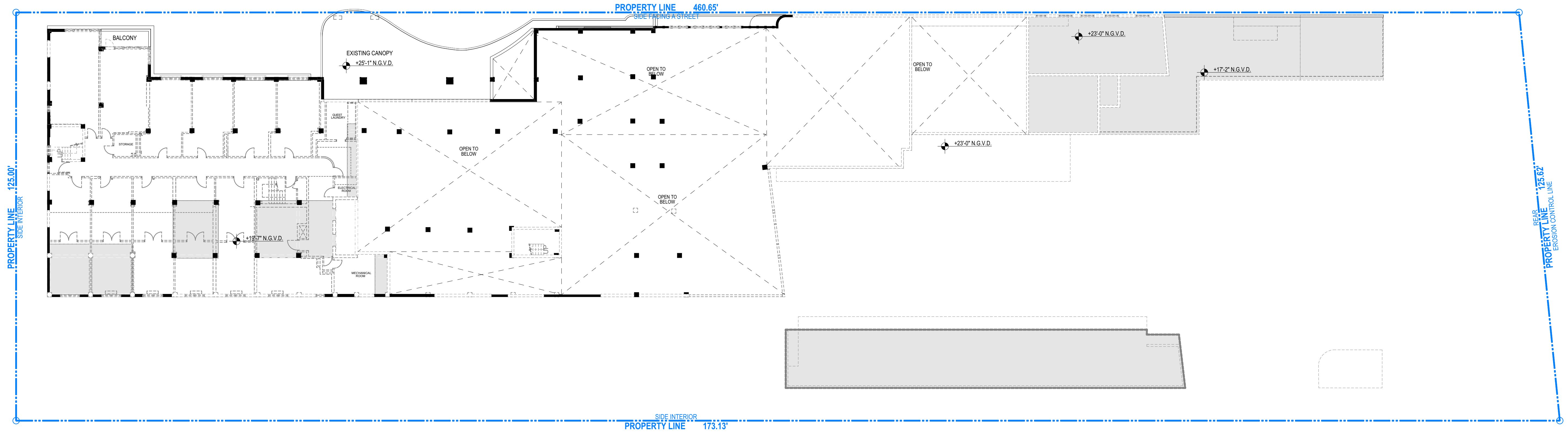


**PROPOSED**

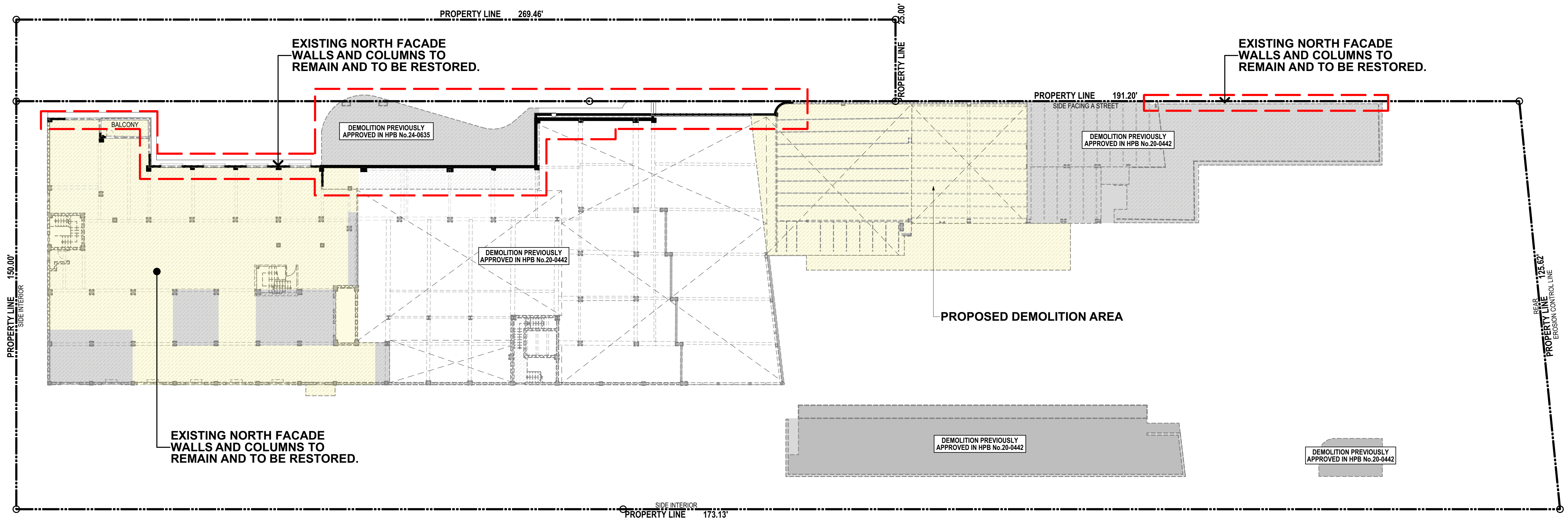
- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

**LEVEL 1 - LOBBY - DEMOLITION PLAN**





**PREVIOUSLY APPROVED**

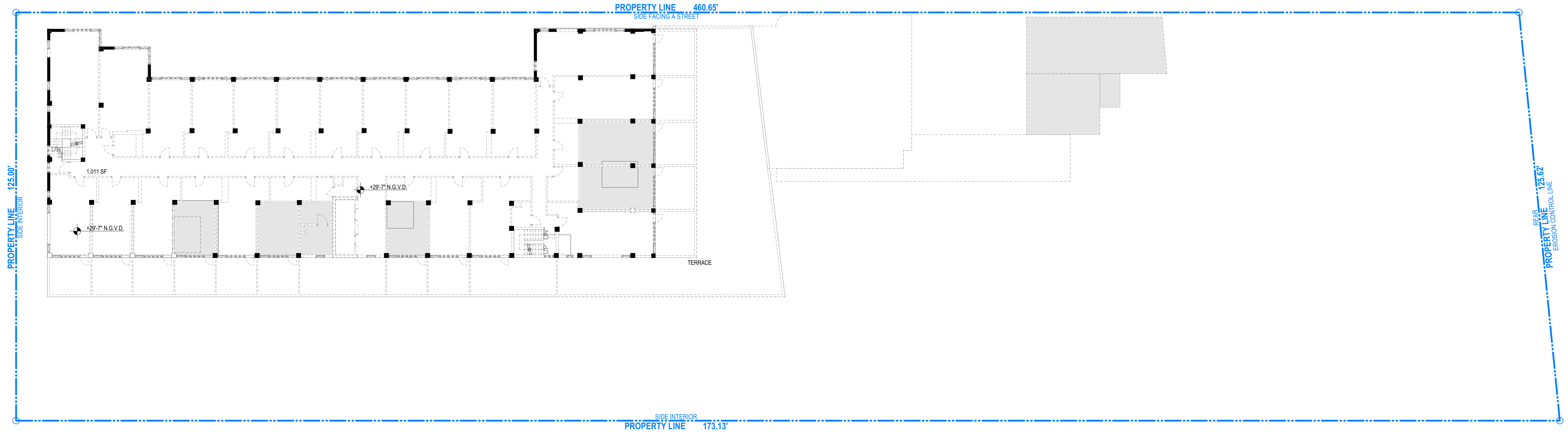


- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

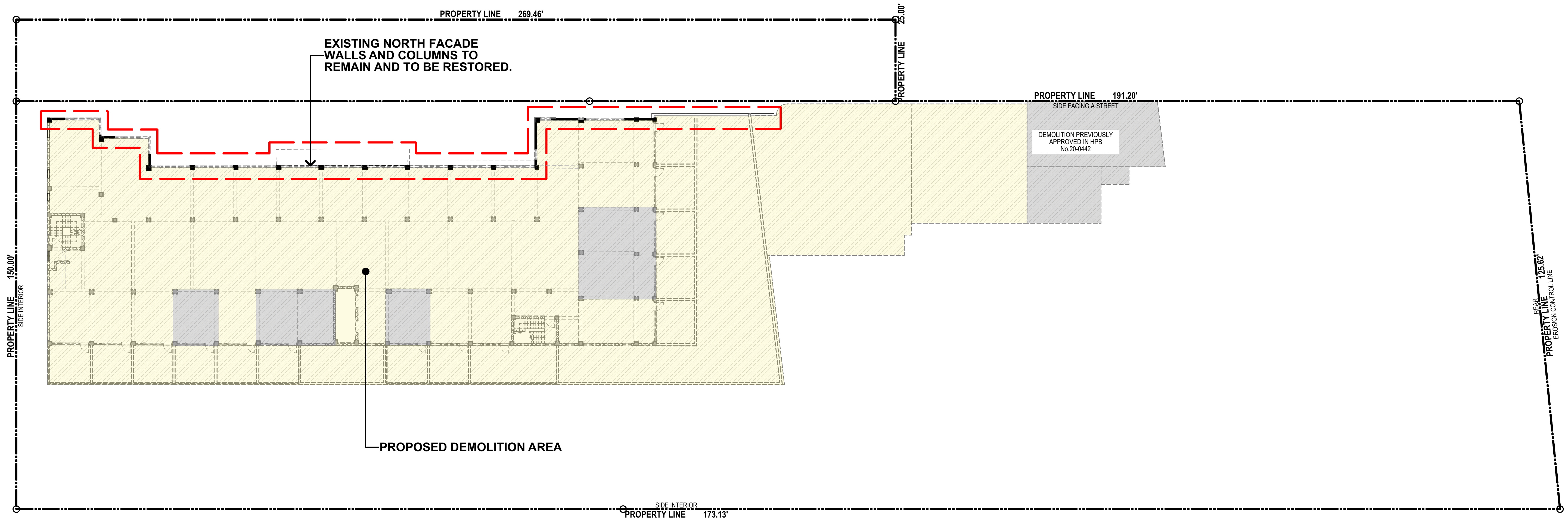
**LEVEL 2 - DEMOLITION PLAN**

**PROPOSED**





PREVIOUSLY APPROVED

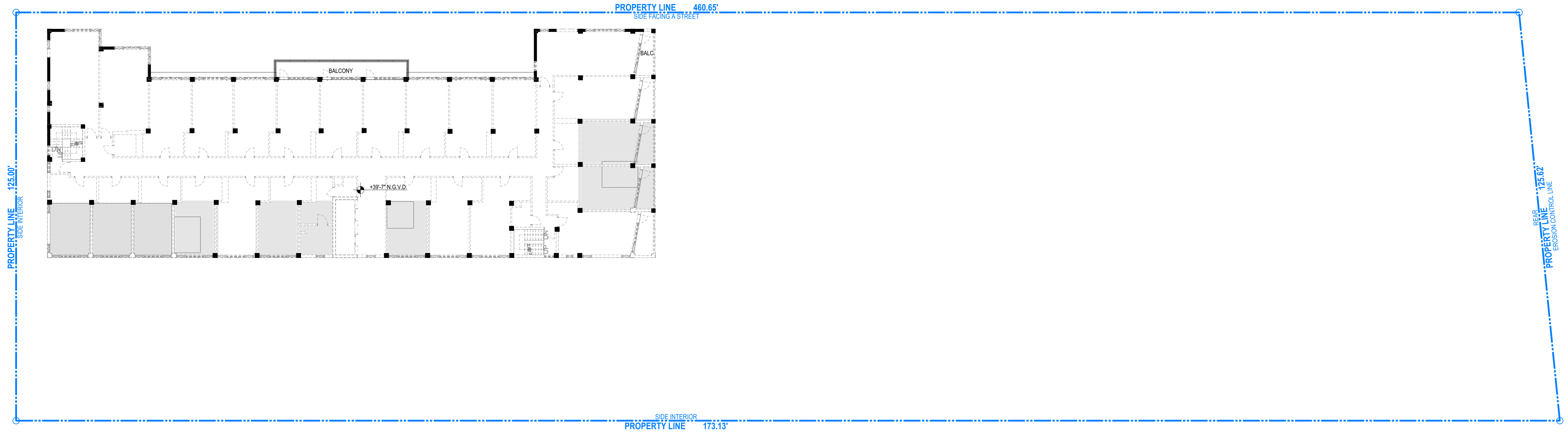


- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

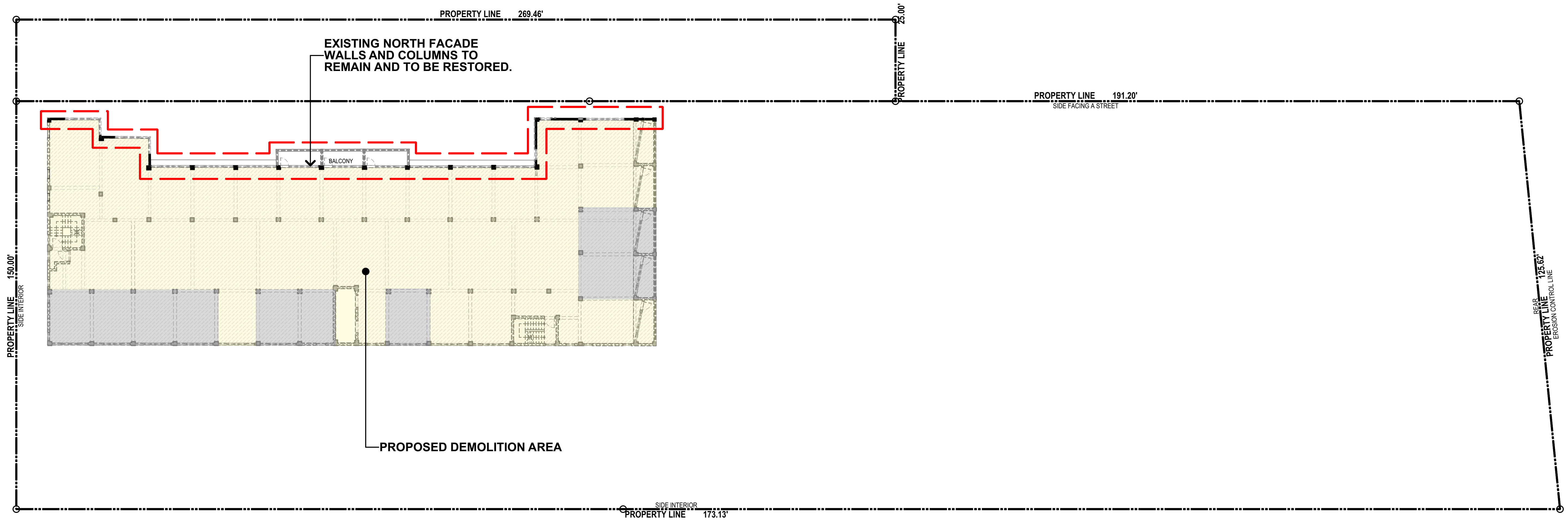
LEVEL 3 - DEMOLITION PLAN

PROPOSED





**PREVIOUSLY APPROVED**

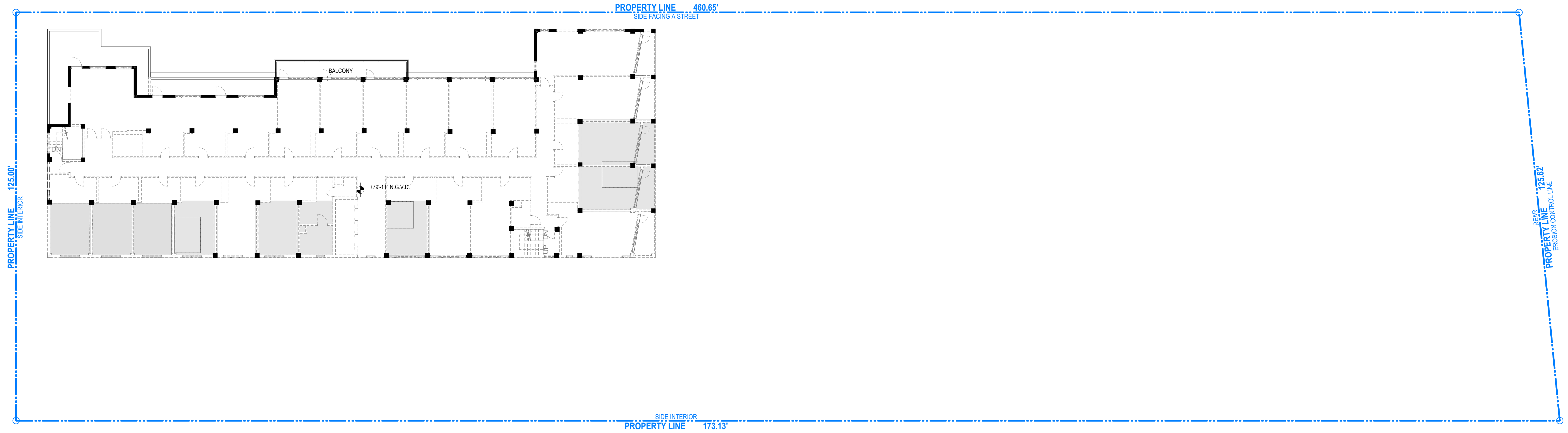


- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

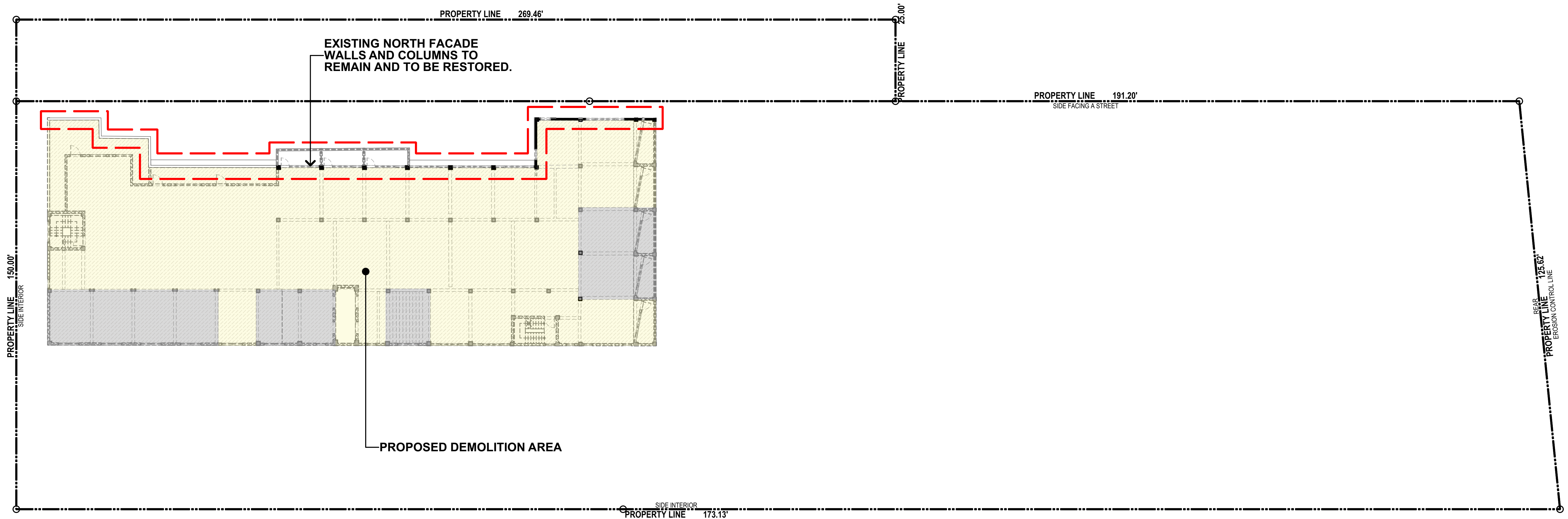
**LEVELS 4 THROUGH 7 - DEMOLITION PLAN**

**PROPOSED**





PREVIOUSLY APPROVED

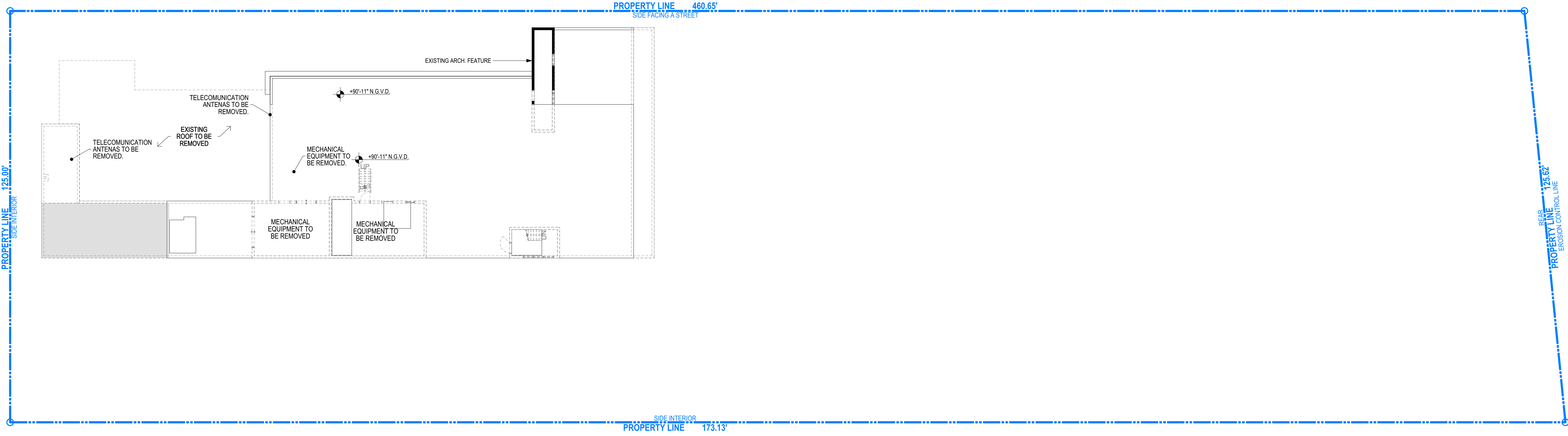


- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

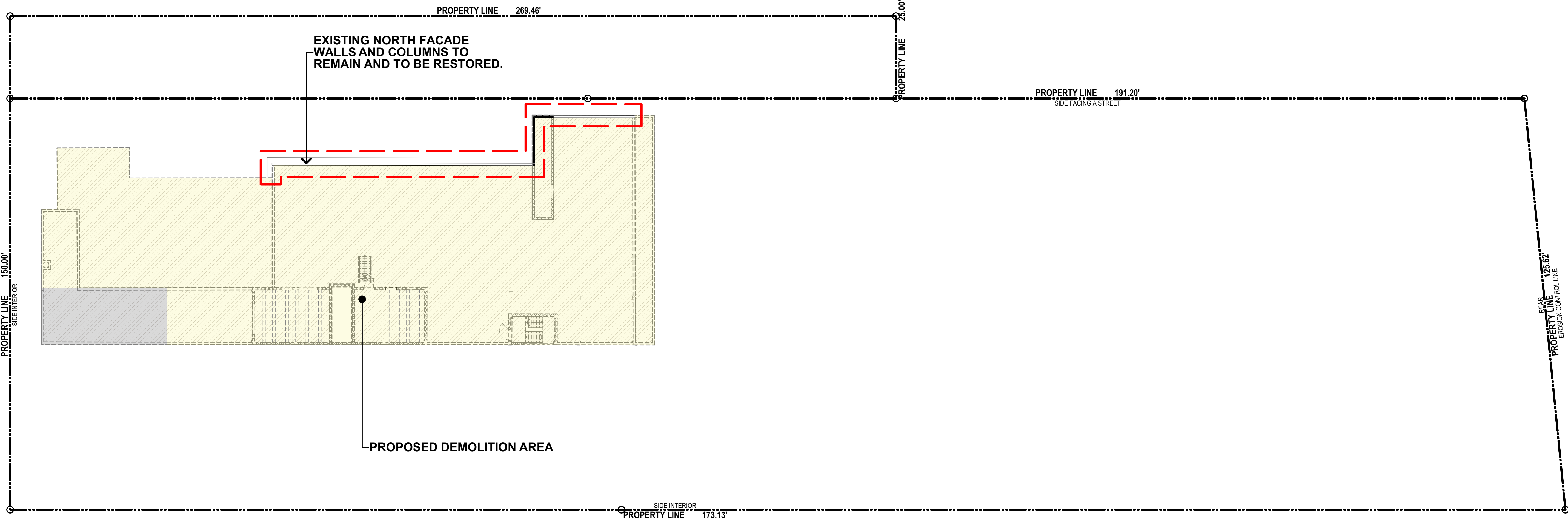
LEVEL 8 - DEMOLITION PLAN

PROPOSED





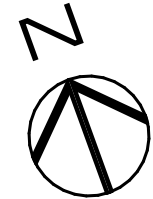
PREVIOUSLY APPROVED

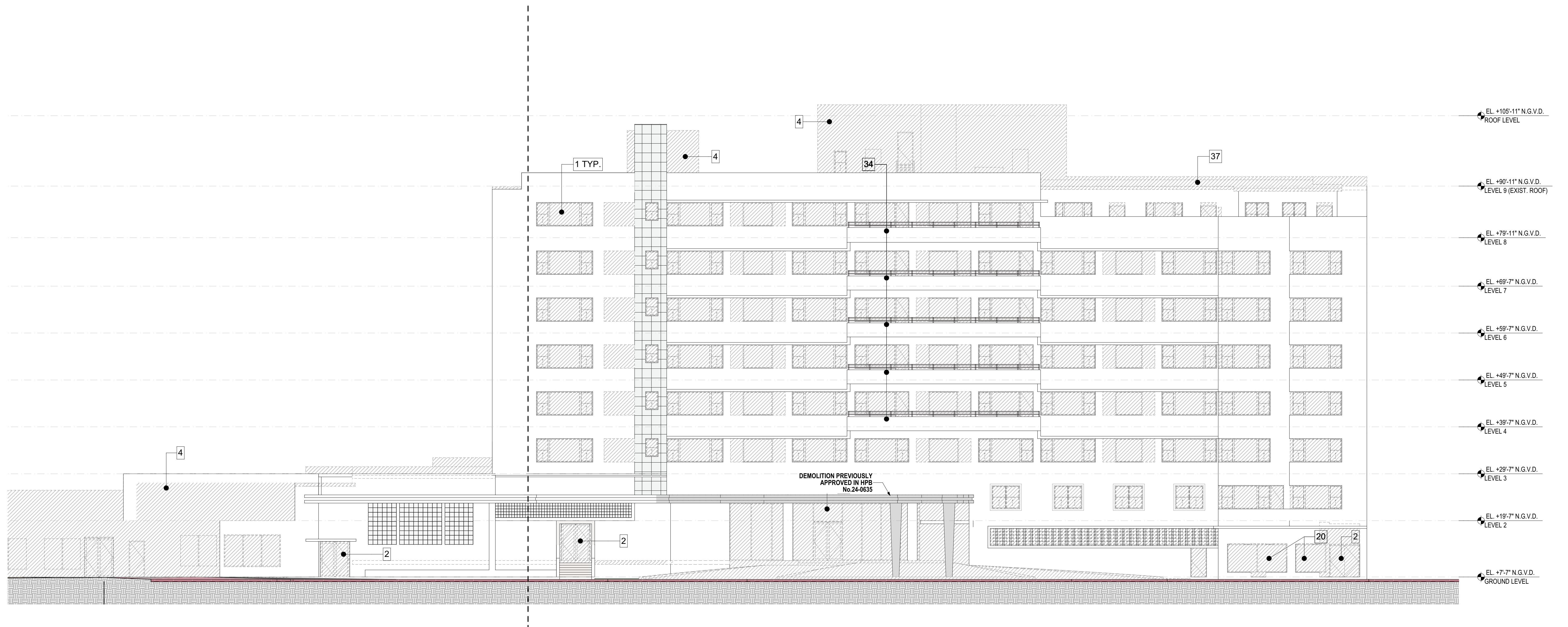


- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

ROOF - DEMOLITION PLAN

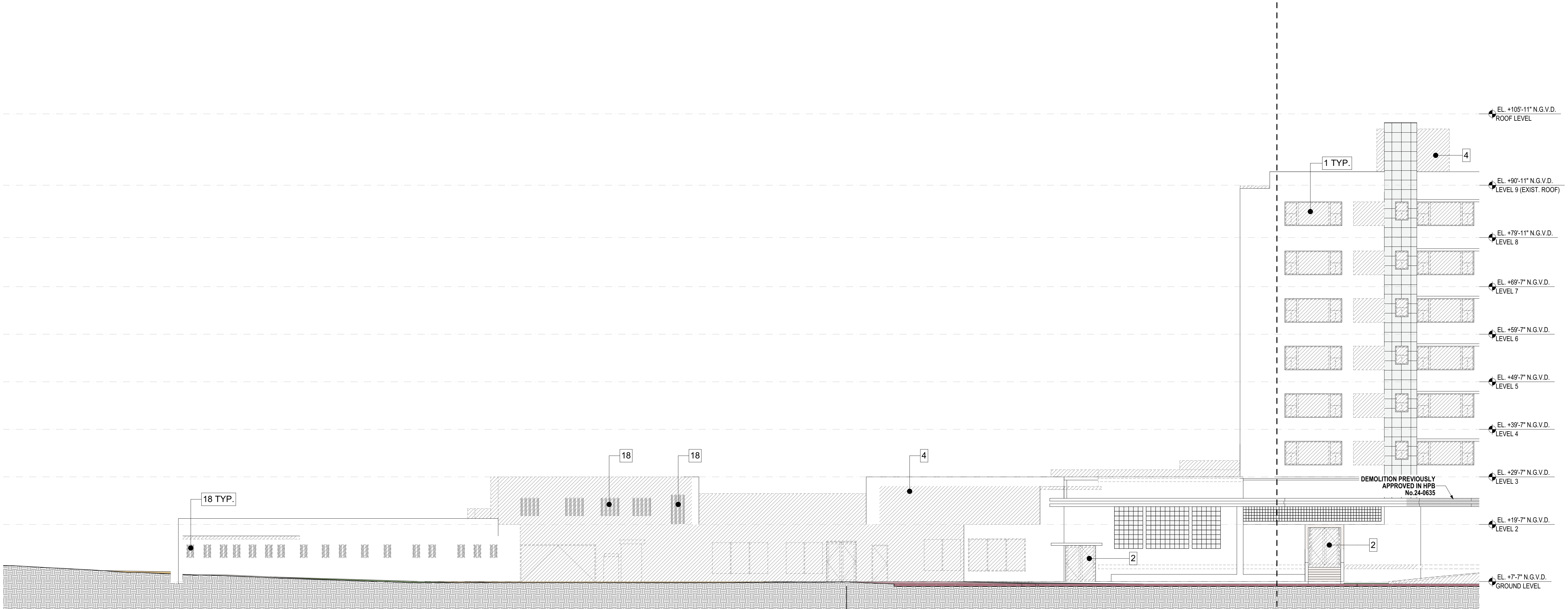
PROPOSED





**PREVIOUSLY APPROVED**

**PROPOSED  
NO CHANGES**



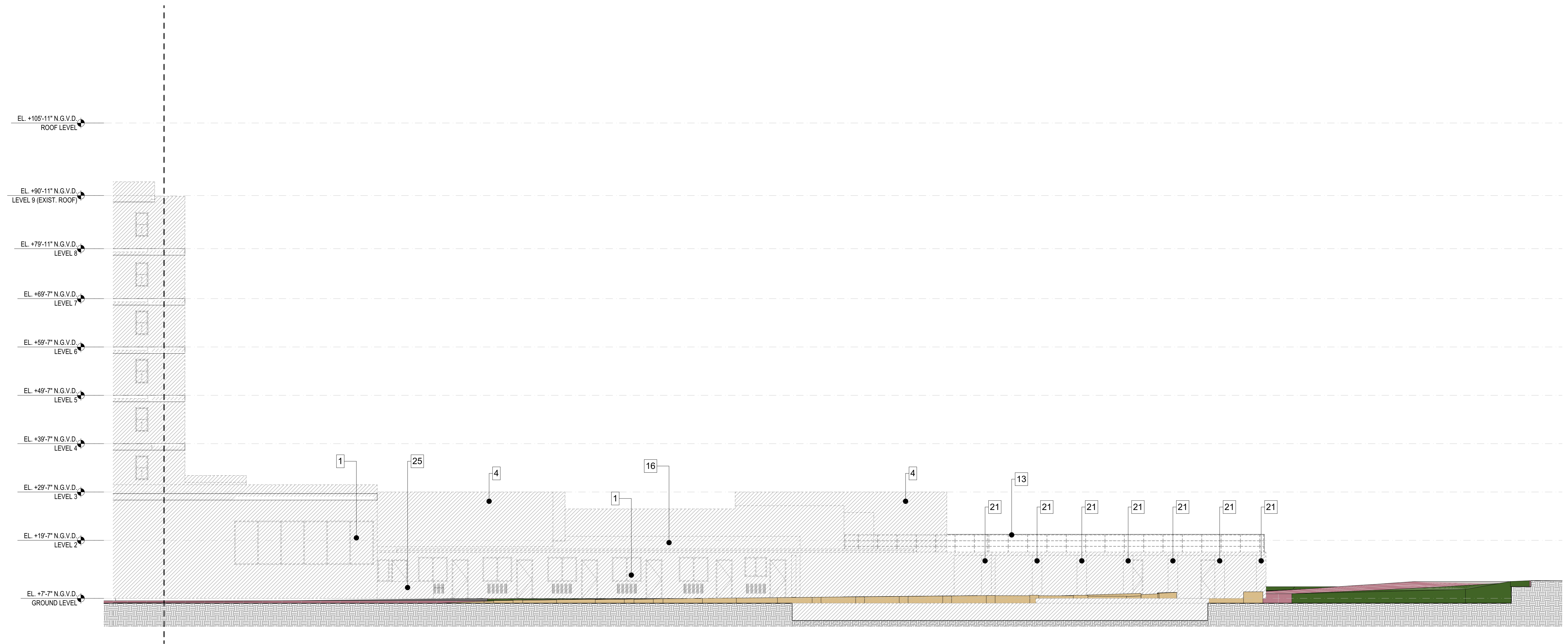
**PREVIOUSLY APPROVED**

**PROPOSED  
NO CHANGES**

PARTIAL NORTH ELEVATION | EAST

**FOR REFERENCE ONLY - NO CHANGES**



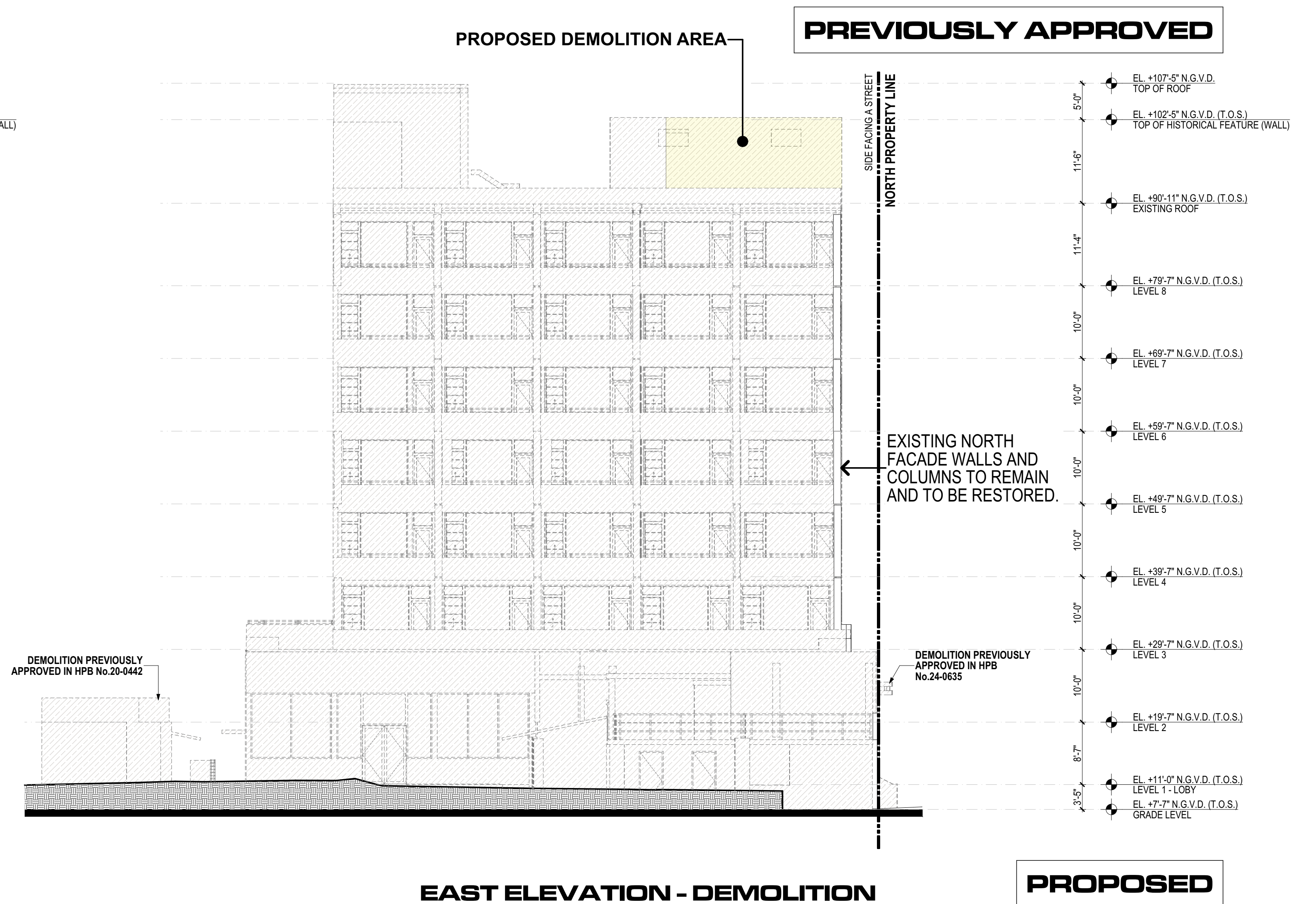
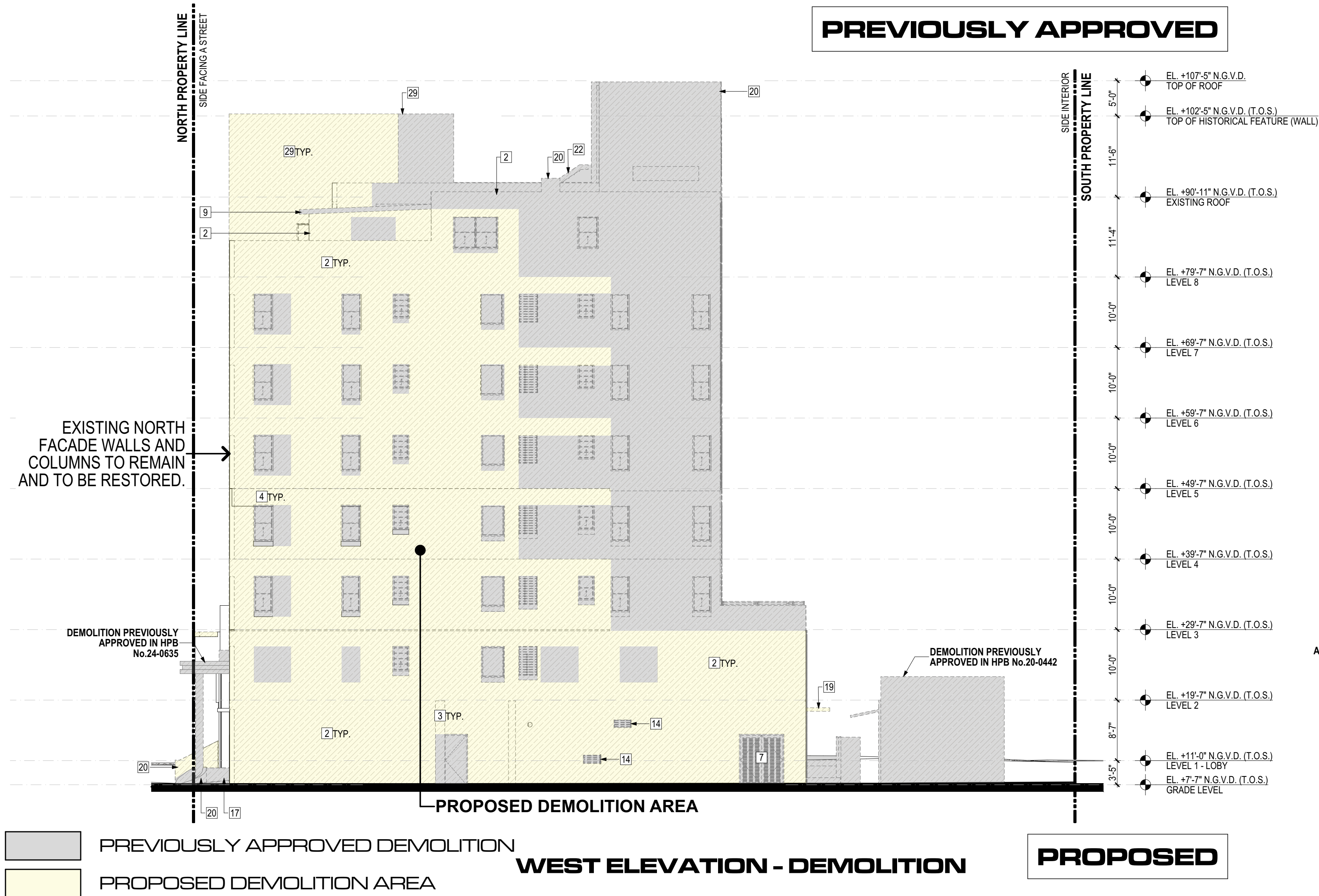
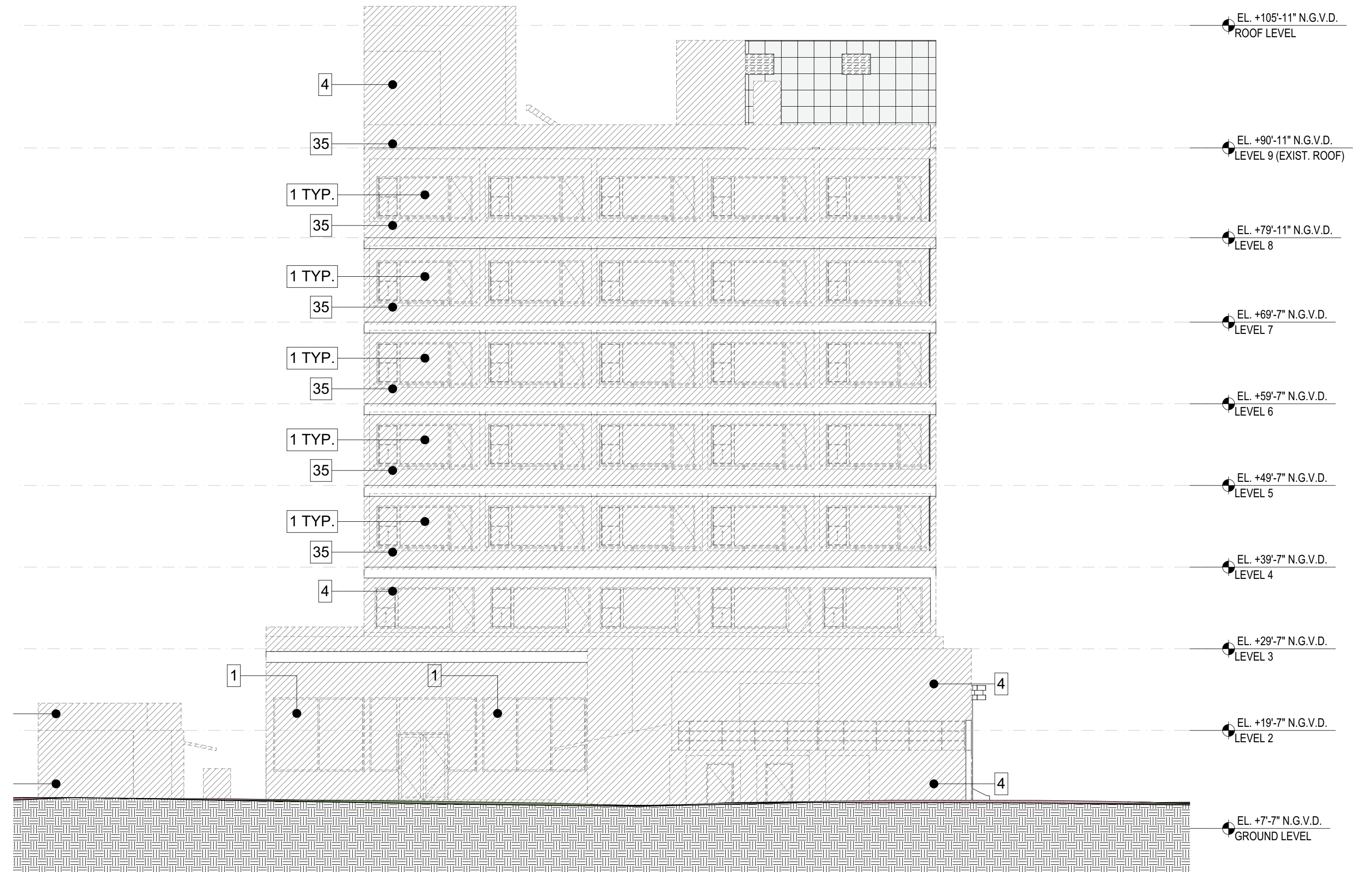


PREVIOUSLY APPROVED

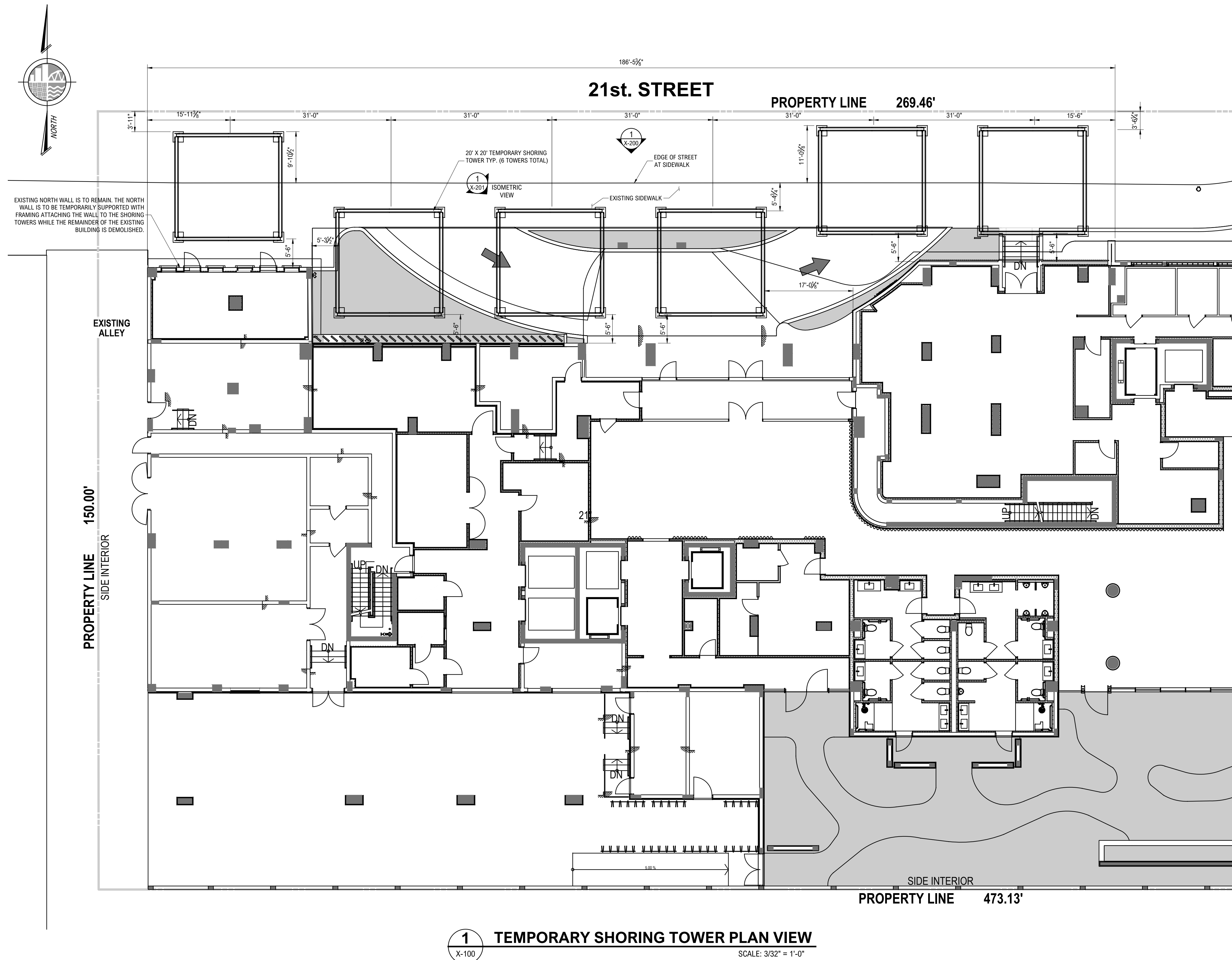
PROPOSED  
NO CHANGES

PARTIAL SOUTH ELEVATION | EAST

**FOR REFERENCE ONLY - NO CHANGES**



# **SHORING PLANS**

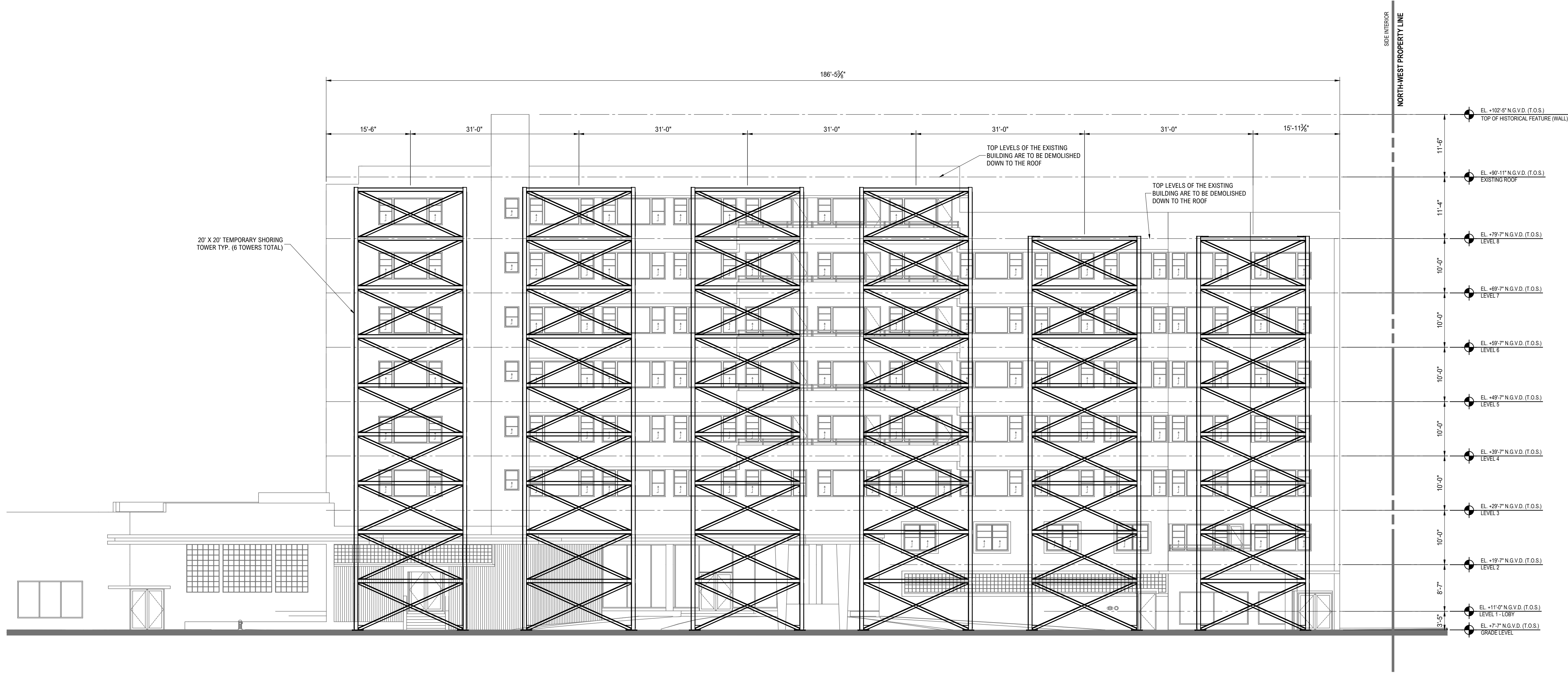


**1 TEMPORARY SHORING TOWER PLAN VIEW**  
X-100 SCALE: 3/32" = 1'-0"

CONCEPT DRAWING  
NOT FOR CONSTRUCTION  
MARCH 11, 2025

|                                                         |    |           |      |
|---------------------------------------------------------|----|-----------|------|
| PROJECT NO.                                             |    | 00044394  |      |
| SCALE                                                   |    | AS NOTED  |      |
| DATE                                                    |    | 3/11/2025 |      |
| DRAWN BY                                                |    | LWB       |      |
| CHECKED BY                                              |    | ACH       |      |
| DRAWING NO.                                             |    |           |      |
| <div style="text-align: center;"> <h1>X-100</h1> </div> |    |           |      |
| 1                                                       | OF | 3         | SHTS |

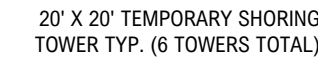
FILE NAME: P:\00044\00044394\_001110\_Dwgps\CADD\Temporary Shoring Tower Layout.dwg PLOT TIME: Tuesday, March 11, 2025 - 5:03 PM BY: Andrew C. Habel



**1** TEMPORARY SHORING TOWER NORTH ELEVATION VIEW  
X-200 SCALE: 3/32" = 1'-0"

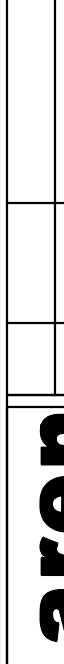
CONCEPT DRAWING  
NOT FOR CONSTRUCTION  
MARCH 11, 2025

|                                                                                                                                                   |      |          |    |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|----|
| PROJECT NO. 00044394                                                                                                                              |      |          |    |
| SCALE AS NOTED                                                                                                                                    |      |          |    |
| DATE 3/11/2025                                                                                                                                    |      |          |    |
| DRAWN BY LWB                                                                                                                                      |      |          |    |
| CHECKED BY ACH                                                                                                                                    |      |          |    |
| DRAWING NO. X-200                                                                                                                                 |      |          |    |
| 2 OF 3 SHTS                                                                                                                                       |      |          |    |
| PROJECT BVLGARI HOTEL SHORING TOWERS 100 21ST STREET MIAMI BEACH, FL 33139                                                                        |      |          |    |
| SHEET TITLE TEMPORARY SHORING TOWER ELEVATION VIEW                                                                                                |      |          |    |
| McLaren KCI A DIVISION OF KCI KCI Technologies Inc. - FL Co/A #4898 201 N. Magnolia Ave., Suite 101 Orlando, FL 32801 T: 407.354.5411 www.kci.com |      |          |    |
| NO.                                                                                                                                               | DATE | REVISION | BY |

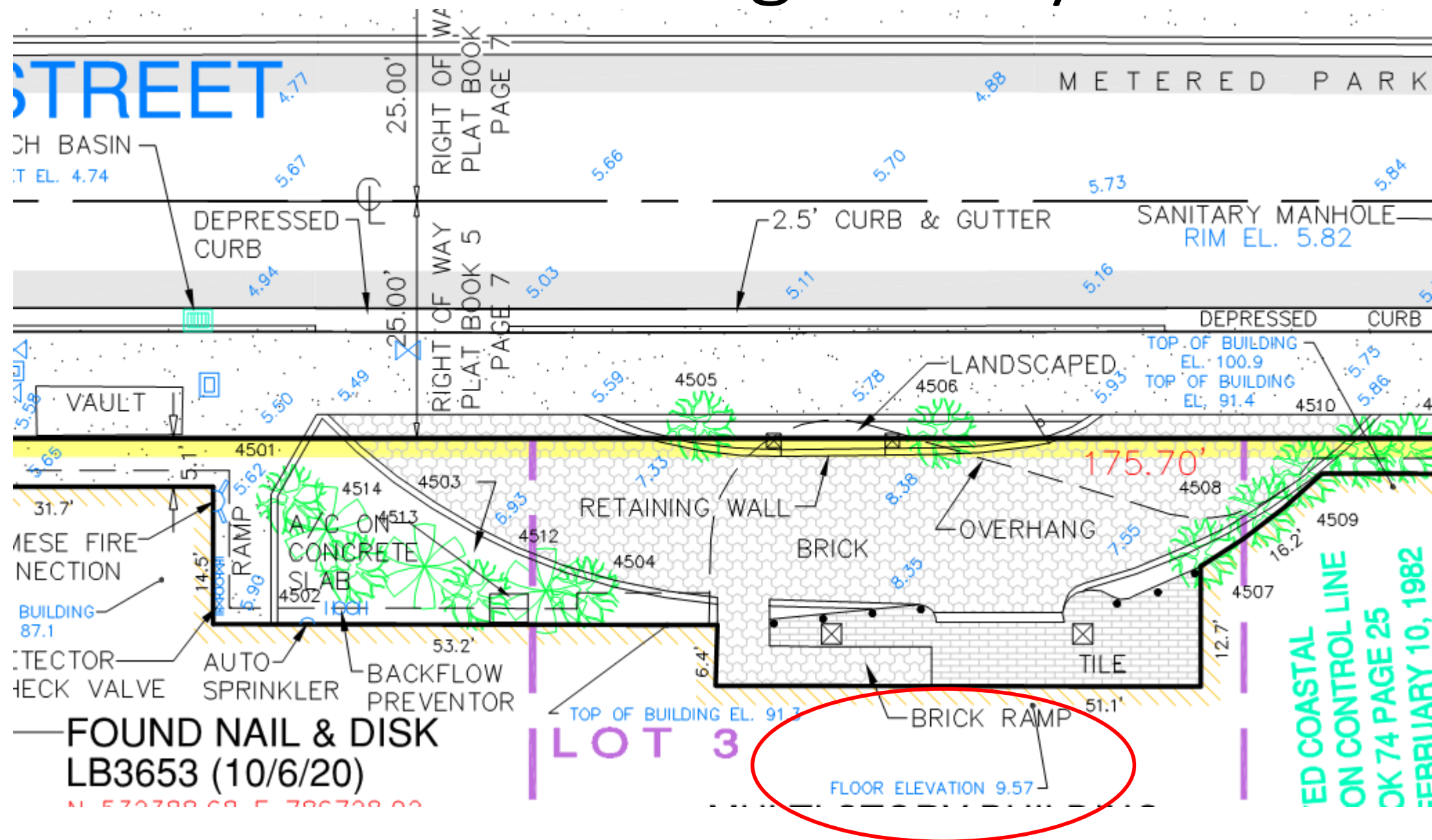


SCALE: 3/16" = 1'-0"

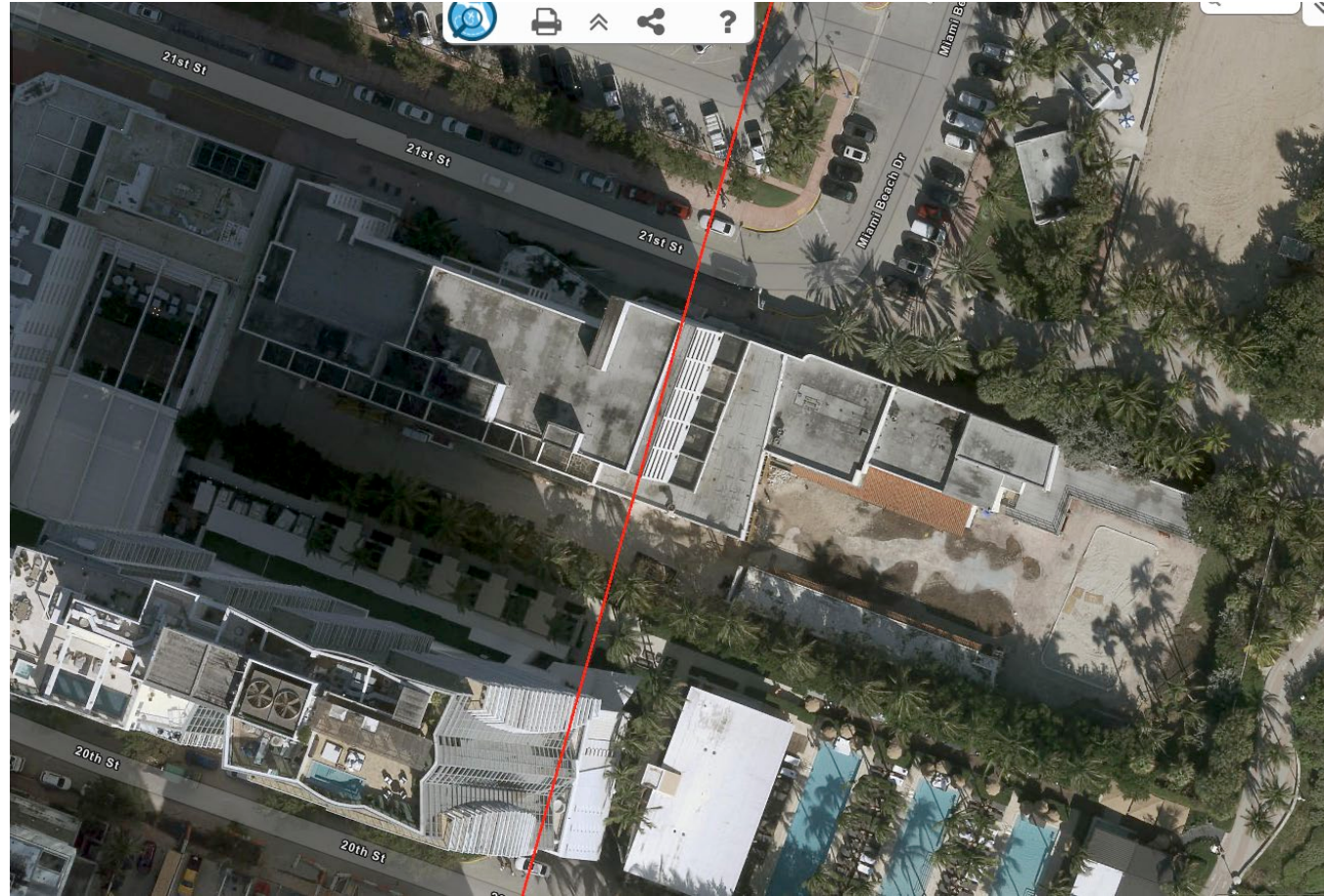
CONCEPT DRAWING  
NOT FOR CONSTRUCTION  
MARCH 11, 2025

|                                                                                                                                                                                                                                                                      |  |     |      |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|------|----|
|  <b>McLaren</b><br><b>KCI</b> A DIVISION OF KCI<br>KCI Technologies Inc. - FL CoA #4698<br>201 N. Magnolia Ave., Suite 101<br>Orlando, FL 32801<br>T: 407-354-3511    www.kci.com |  | NO. | DATE | BY |
| PROJECT                                                                                                                                                                                                                                                              |  |     |      |    |
| BVLGARI HOTEL<br>SHORING TOWERS<br>100 21ST STREET MIAMI BEACH, FL 33139                                                                                                                                                                                             |  |     |      |    |
| SHEET TITLE                                                                                                                                                                                                                                                          |  |     |      |    |
| TYP. TEMPORARY SHORING<br>TOWER ISOMETRIC VIEW                                                                                                                                                                                                                       |  |     |      |    |
| PROJECT NO. 00044394<br>SCALE AS NOTED<br>DATE 3/11/2025<br>DRAWN BY LWB<br>CHECKED BY ACH                                                                                                                                                                           |  |     |      |    |
| DRAWING NO. <b>X-201</b><br>3 OF 3 SHTS                                                                                                                                                                                                                              |  |     |      |    |

# Building Survey



# Florida Coastal Construction Control Line CCCL





# FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, FL 32399-2400

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Noah Valenstein**  
Secretary

December 7, 2020

Plum Hotel  
c/o Ivelis Rodriguez  
Coastal Systems International, Inc.  
464 South Dixie Highway  
Coral Gables, Florida 33146

Via email: [irodriguez@coastalsystemsint.com](mailto:irodriguez@coastalsystemsint.com)

## **100-Year Storm Elevation Site Specific Determination**

File Number: CNS-DA0228  
Location of Subject Property: Between approximately 150 feet and 276 feet north of DEP's reference monument R-64, in Dade County.  
Project Address: 100 21<sup>st</sup> Street, Miami Beach

Dear Ms. Rodriguez:

This is in response to your email received by the Department on October 29, 2020 requesting a site-specific determination of the 100-year storm elevation at the project address.

Pursuant to Subsection 3109, Florida Building Code, all habitable structures shall be elevated at or above an elevation which places the lowest horizontal member above the 100-year storm elevation as determined by the Florida Department of Environmental Protection in the report titled "One-Hundred-year storm Elevation requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line." Alternatively, an applicant may request that the Department of Environmental Protection determine a site-specific 100-year storm elevation for the applicant's proposed habitable structure as part of the environmental permit application process. Based on the survey submitted with your request, a site specific 100-year storm elevation for the proposed habitable structure has been determined by the Department. The 100-year storm elevation (elevation of the lowest horizontal structural member) is +15.1 feet (NAVD), or higher.

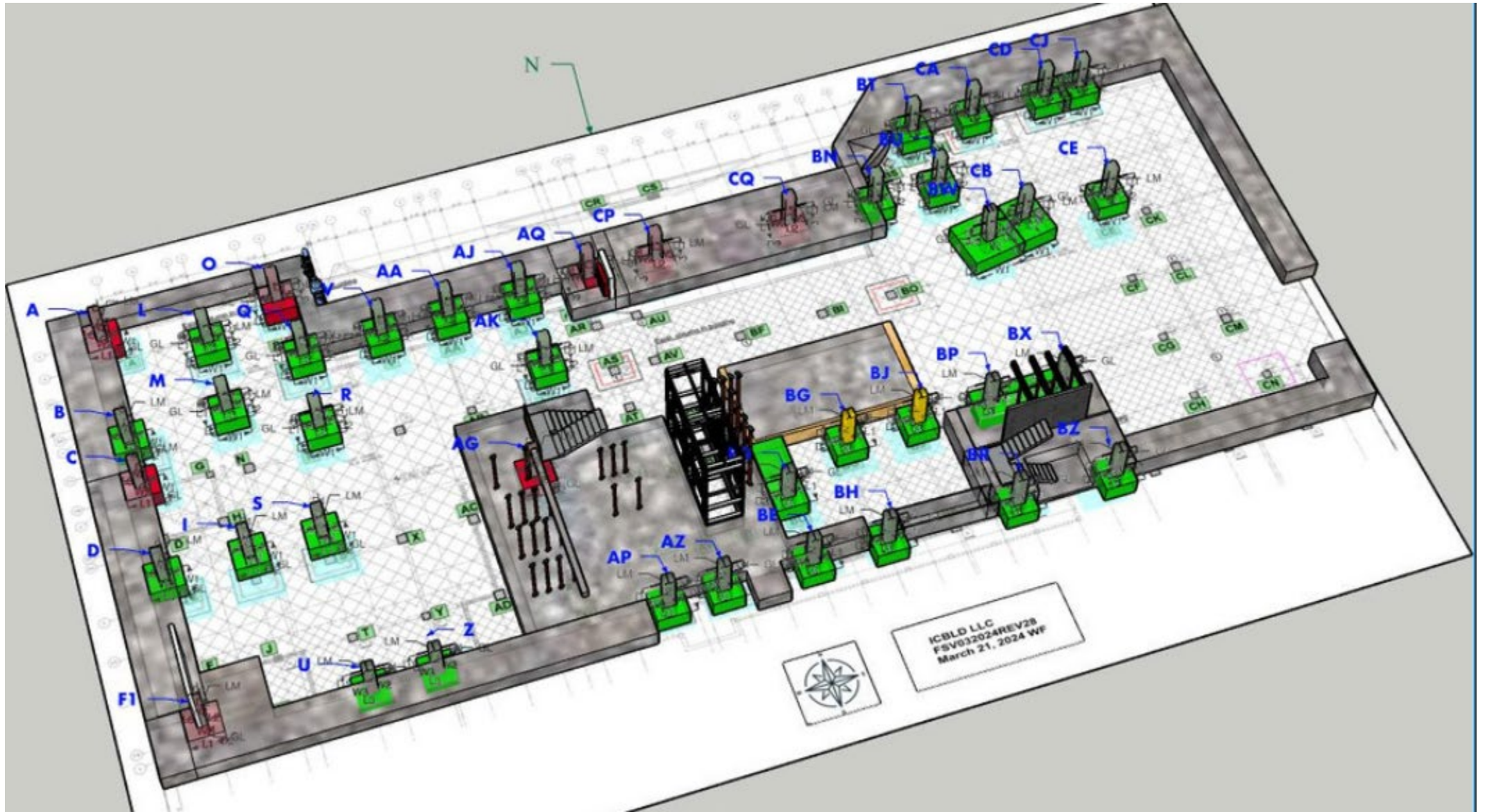
**One-Hundred-Year Storm Elevation Requirements for  
Habitable Structures Located Seaward of a Coastal  
Construction Control Line**

ELEVATION CERTIFICATE  
AND  
INSTRUCTIONS

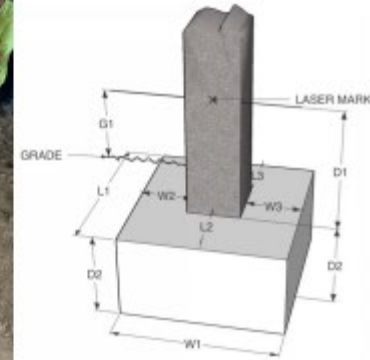


Erosion elevation @ our site is 3.2' NGVD

# Foundation Excavation

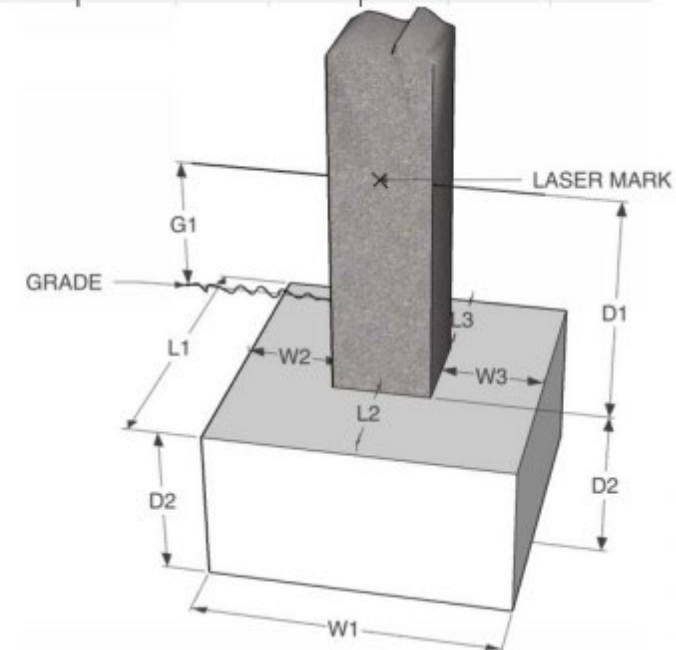


| Column | INT/EXT  | Orientation | G1    | D1      | D2 | L1    | L2     | L3        | W1     | W2        | W3        |
|--------|----------|-------------|-------|---------|----|-------|--------|-----------|--------|-----------|-----------|
| AK     | INTERNAL | EAST        | 5' 1" | 7' 1/2" | 2' | 9' 9" | 3' 10" | 4' 5 1/2" | 9' 11" | 4' 3 1/2" | 4' 1 1/2" |





| INTERNAL EXCAVATED COLUMNS |          |             |                                        |            |            |        |        |            |        |            |           |
|----------------------------|----------|-------------|----------------------------------------|------------|------------|--------|--------|------------|--------|------------|-----------|
| Column                     | INT/EXT  | Orientation | G1                                     | D1         | D2         | L1     | L2     | L3         | W1     | W2         | W3        |
| AG                         | INTERNAL |             | S.C. Future Excavation to be completed |            |            |        |        |            |        |            |           |
| AK                         | INTERNAL | EAST        | 5' 1"                                  | 7' 1/2"    | 2'         | 9' 9"  | 3' 10" | 4' 5 1/2"  | 9' 11" | 4' 3 1/2"  | 4' 1 1/2" |
| BD                         | INTERNAL | EAST        | 5' 8"                                  | 7' 1/2"    | 2'         | N/A    | 4' 7"  | N/A        | 17' 4" | 3' 10 1/2" | 11' 2"    |
| BG                         | INTERNAL | SOUTH       | 5' 4"                                  | 6' 11"     | 2'         | 9' 5"  | 4' 4"  | 3' 1 3/4"  | 10' 9" | 4' 6"      | 4' 4"     |
| BJ                         | INTERNAL | SOUTH       | 4' 11"                                 | 6' 11 1/2" | 2'         | 8' 11" | 3' 10" | 2' 10 1/2" | 9' 9"  | 3' 11"     | 3' 10"    |
| BP                         | INTERNAL | NORTH       | 2' 8"                                  | 7' 1/2"    | 2' 1"      | N/A    | 5'     | N/A        | 26'    | 20'        | 5' 5"     |
| BU                         | INTERNAL | EAST        | 4' 10"                                 | 7'         | 1' 9"      | 9' 10" | 4' 2"  | 4'         | 9' 9"  | 3' 7 1/2"  | 4' 5"     |
| BW                         | INTERNAL |             | S.C. Future Excavation to be completed |            |            |        |        |            |        |            |           |
| BX                         | INTERNAL | NORTH       | 4' 10"                                 | 7' 1"      | 2' 1"      | N/A    | 5'     | N/A        | 26'    | 6'         | 19'       |
| CB                         | INTERNAL |             | S.C. Future Excavation to be completed |            |            |        |        |            |        |            |           |
| CE                         | INTERNAL | SOUTH       | 9' 7"                                  | 9' 7"      | 1' 7"      | N/A    | 4'     | N/A        | N/A    | 4' 3"      | N/A       |
| I                          | INTERNAL | SOUTH       | 5' 2"                                  | 7' 8 1/2"  | 1' 11 1/2" | 9' 2"  | 3' 11" | 3' 10 1/2" | 8' 1"  | 3' 11"     | 2' 9 1/2" |
| M                          | INTERNAL | EAST        | 5'                                     | 7' 7"      | 1' 10 1/2" | 7' 11" | 2' 6"  | N/A        | 8'     | 3' 1"      | 4'        |
| R                          | INTERNAL | SOUTH       | 5' 3"                                  | 7' 8"      | 2'         | 9' 6"  | 4' 1"  | 3' 10 1/4" | 9' 7"  | 4' 4"      | 3' 9 1/2" |
| S                          | INTERNAL | NORTH       | 5' 5"                                  | 7' 6 1/2"  | 2'         | 9' 4"  | 4'     | 4' 1/4"    | 9' 4"  | 3' 10 1/4" | 4'        |



No Deep Foundations  
only Shallow Foundations

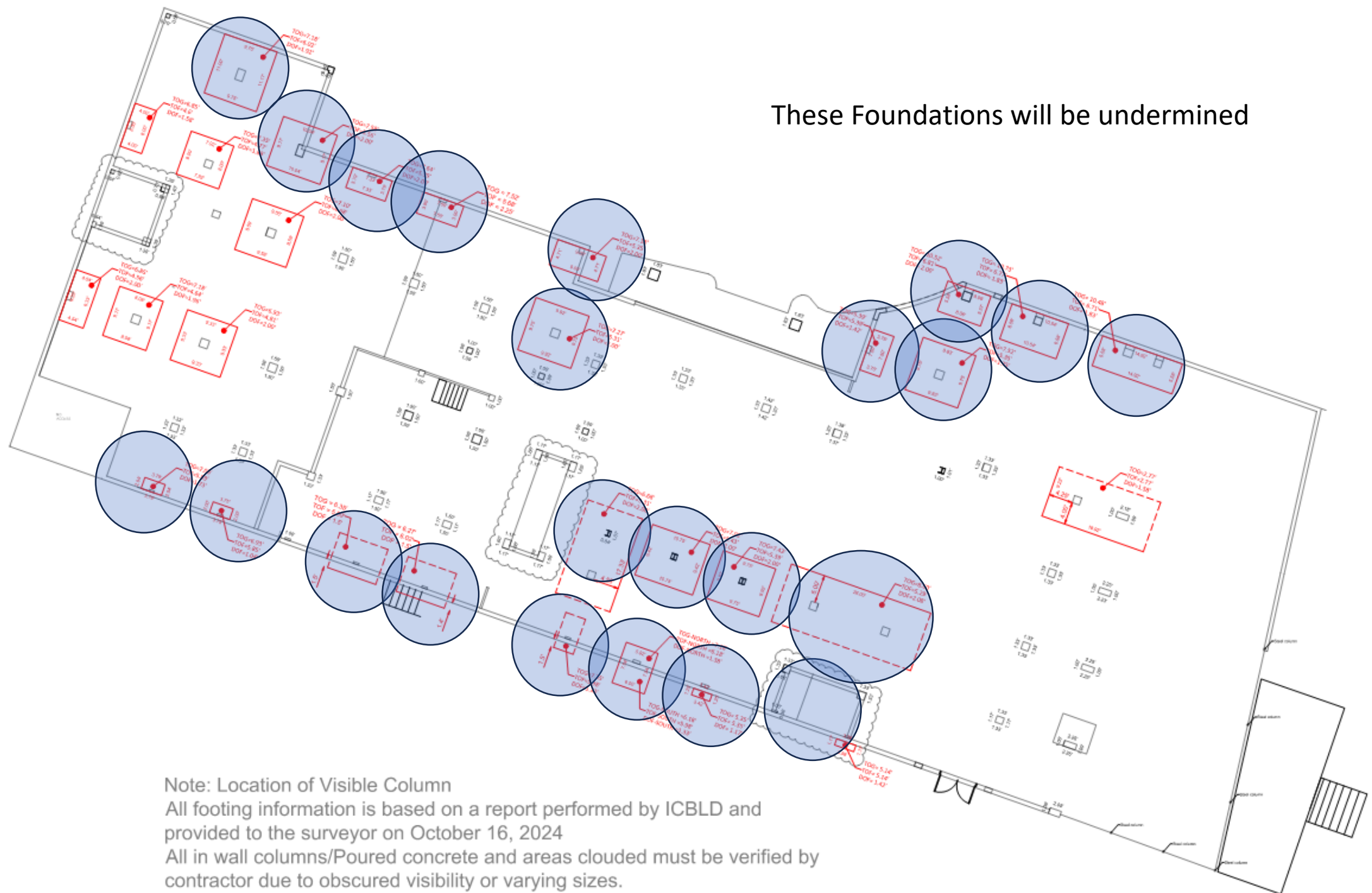


Note: Location of Visible Column

All footing information is based on a report performed by ICBLD and provided to the surveyor on October 16, 2024

All in wall columns/Poured concrete and areas clouded must be verified by contractor due to obscured visibility or varying sizes.

## These Foundations will be undermined



Note: Location of Visible Column

All footing information is based on a report performed by ICBLD and provided to the surveyor on October 16, 2024

All in wall columns/Poured concrete and areas clouded must be verified by contractor due to obscured visibility or varying sizes.

# FDEP metrics

- 100 yr storm wave crest elevation: 15.1' NAVD (16.6' NGVD)
- CCCL through the Building
- Lobby Elevation 9.57' NAVD (11.07' NGVD)
- SHALLOW FOUNDATIONS
- Bottom of Foundations Elevations around 3.4' NGVD
- FDEP Erosion elevation AT 3.2' NGVD
- Building is in danger of foundations undermining and substantial damage

# Site Difficulties

- Footing proximity and configuration makes it infeasible to reinforce the foundations
- Equipment access and safety considerations makes the reinforcement of foundations infeasible.

# Concrete Compressive Strength

| Core Number | Strength in PSI |
|-------------|-----------------|
| 1           | 2,124           |
| 2           | 2,230           |
| 3           | 2,974           |
| 4           | 2,745           |
| 5           | 1,590           |
| 6           | 2,510           |
| 7           | 2,622           |
| 8           | 1,673           |
| 9           | 1,602           |
| 10          | 1,665           |
| 11          | 1,134           |
| 12          | 1,492           |
| 13          | 1,972           |
| 14          | 2,466           |
| 15          | 3,106           |

|                                                 |                                |                    |
|-------------------------------------------------|--------------------------------|--------------------|
| <b>WINGERTER LABORATORIES, INC.</b>             |                                |                    |
| Engineering Testing Inspection Services         |                                |                    |
| 1820 NE 144th Street, North Miami, FL 33181     |                                |                    |
| TELEPHONE: 305-944-3401 FACSIMILE: 305-949-8698 |                                |                    |
| <b>CONCRETE TEST CORES</b>                      |                                |                    |
| CLIENT:                                         | National Concrete Preservation | REPORT NO.: 1      |
| CONTRACTOR:                                     |                                | ORDER NO.: 23-1003 |
| PROJECT:                                        | Seagull Hotel - Renovation     | P.O.:              |
| LOCATION:                                       | 100 21st St., Miami Beach, FL  | PERMIT NO.:        |

All Below Current Design value of 5,000 PSI  
Most values are below acceptable values for existing structures



THANK YOU

BHI MIAMI LIMITED CORP.  
1521 ALTON ROAD  
SUITE 403  
MIAMI BEACH, FL 33139  
PH: (786) 785-6504

**CITTERIO-VIEL  
& PARTNERS**

ANTONIO CITTERIO PATRICIA VIEL  
20122 via Cerva 4 Milan Italy  
Ph +39 02 7638801  
info@citterio-viel.com  
www.citterio-viel.com

