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FINAL CAP SUBMITTAL: 08/24/2025  
APPLICATION HPB No. 25-0667

BVLGARI HOTEL  
MIAMI BEACH

100 21ST STREET  
MIAMI BEACH, FLORIDA, 33139

HISTORIC PRESERVATION BOARD  
OCTOBER 21, 2025



## MEMORANDUM

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**DATE:** July 14, 2025  
**TO:** Historical Preservation Board  
**FROM:** Vince Seijas, Director & Building Official  
**SUBJECT:** Bvlgari Hotel 100 21<sup>st</sup> Street, BC2220585, HPB25-0649, HPB24-0635, HPB20-0442

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Please allow this memorandum to serve as the formal position of the Building Department in light of the Reports provided by Julio Bautista of the Cumming Management Group, Certified by Pacifica Engineering Services (Florida Certification of Authorization License No. 32328) and affirmed by Youssef Hachem Consulting Engineering (PE 43302) and in accordance with the Code of Ordinances of the City of Miami Beach, as it relates to; the condition of the concrete at the Bvlgari Hotel located in the City of Miami Beach.

Please review the attachments that I will briefly summarize. The building's concrete is far below the acceptable strength for the technologies and materials available at this time. The concrete must be a minimum of 5000 PSI and it is between 1,134 to 2,974 PSI. Furthermore, the Carbonation Penetration is much deeper than expected. This leads a continuous exposure of the reinforcing steel to corrosion and requires constant concrete restoration. As a result of these tests and conditions, I support the Engineer of Record, Youssef Hachem's recommendation to remove the top three (3) floors and preserve the remaining four (4) floors. This recommendation is to provide the best possible success of the project and safety of the workers.

Attachment – 1 HPB Consolidated Order May 13, 2025  
Attachment – 2 Pacifica Engineering Services Report June 27, 2025  
Attachment – 3 Pacifica Engineering Services Report July 1, 2025  
Attachment – 4 Pacifica Engineering Services Report July 3 & 7, 2025  
Attachment – 5 ICBLD Sample Locations & Wingerter Laboratories Report  
Attachment – 6 YHCE Report July 7, 2025

Semper Fidelis,

Vince Seijas, City of Miami Beach Building Official

July 7, 2025

Mr. Vince Seijas  
Building Official  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33193

RE: 100 21 Street  
Miami Beach, Florida  
Building Permit Number BC2220585

Dear Mr. Seijas:

I am the Engineer of Record for the above mentioned project, we recently got a City of Miami Beach Historic Preservation Order to demolish the building, while preserving the North wall of the building (HPB order HPB25-0649 a.k.a. HPB24-0635 a.k.a. HPB20-0442).

After that approval we continued demolition of the top floor and the Porte Cochere canopy as previously approved during building permit process. We were not comfortable with the amount of vibrations throughout the building during the top floor and the Porte Cochere demolition.

Therefore, we ordered more concrete testing on the wall that we are preserving (the seven story North wall). The concrete testing was for carbonation extents of the concrete.

We had previously done concrete compression testing (January 2023). Please see all reports attached.

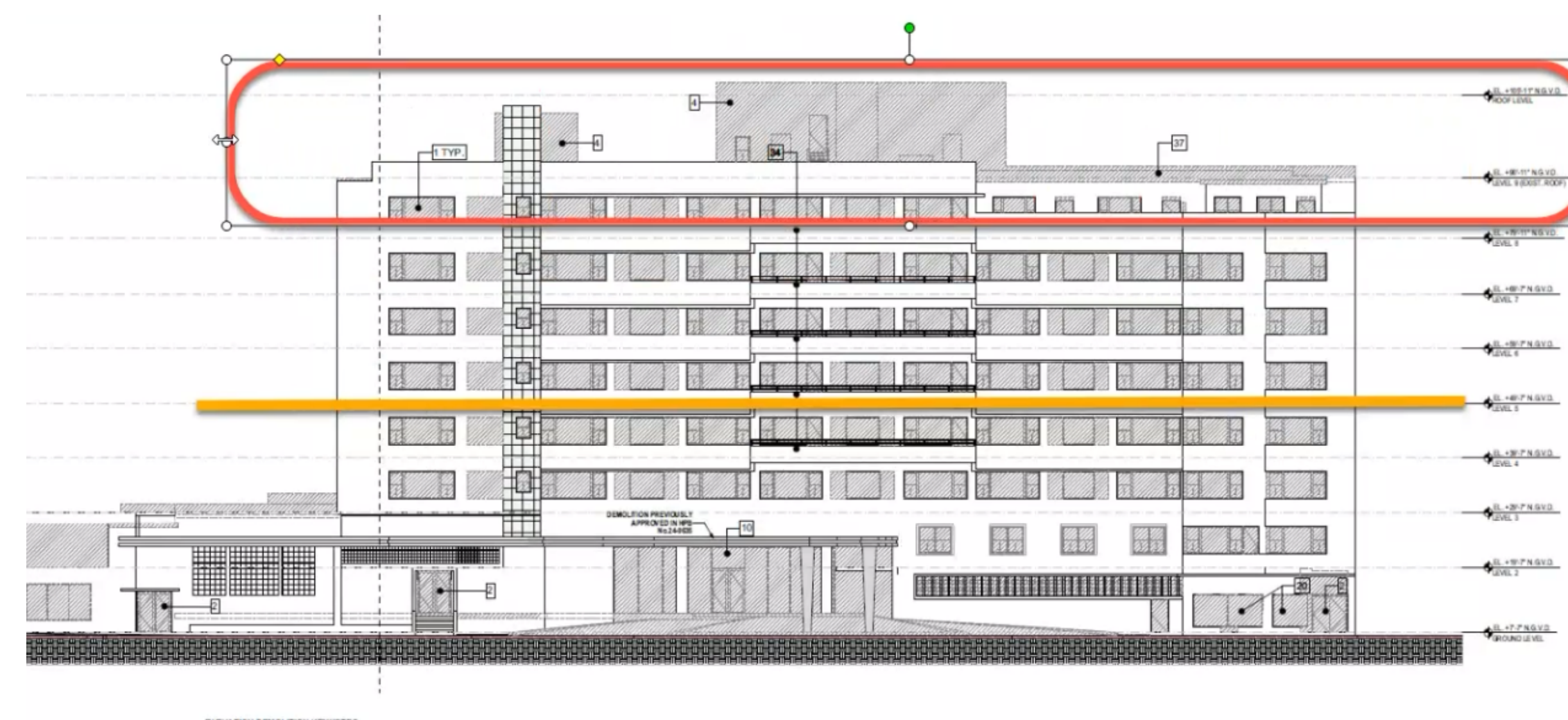
In Summary, the concrete strength of the building is far below what is acceptable ranging from 2,974 to 1,134 PSI, compared to a minimum of 5000 PSI we use for coastal construction.

The Carbonation penetration is deeper into the concrete matrix than concrete cover for the columns, hence, exposing the reinforcing steel for continuous corrosion process, that will require constant concrete restoration.

Based upon the new testing demonstrating the very weak state of the concrete north façade, and the building behavior during demolition process, not to mention that the building is on shallow foundations, I believe its impossible to safely support 7 floors of the north façade without having the possibility of an imminent collapse potentially endangering both the workers on site and risking debris falling into the right of way.

However, we are confident that if the top three floors are demolished removing the weight of those floors and reducing the wind loading on the facade we can safely support the remaining 4 floors as shown below on the attached elevation.

The area outlined in red is already approved for demolition, the line in yellow is where I believe we can safely preserve and support the north wall of the building.

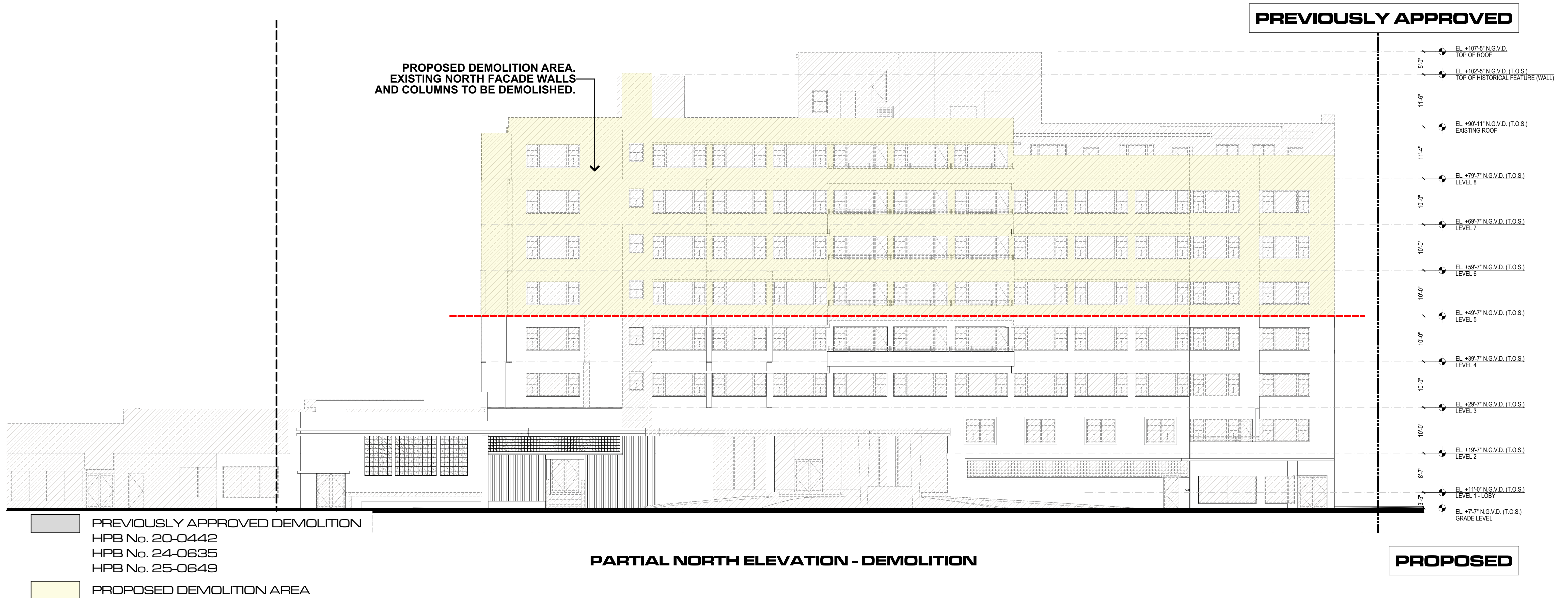
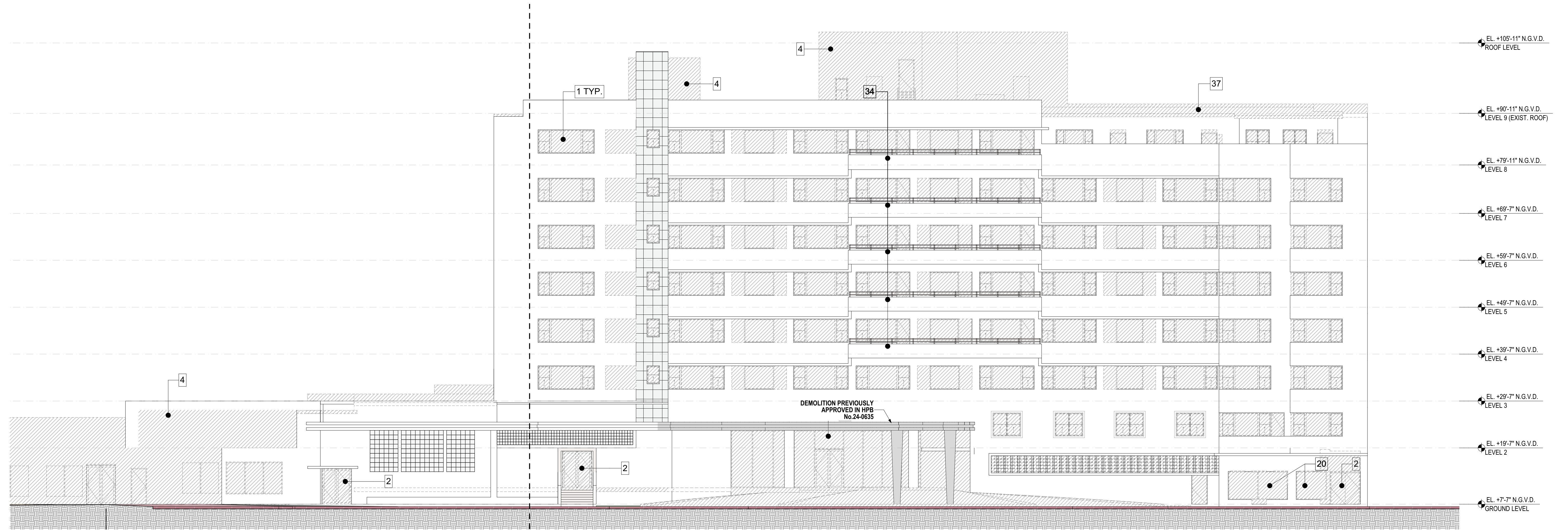


In consideration, we are recommending that the area between the yellow and red lines be demolished so we can safely preserve the remaining floors and reconstruct the balance of the building and we are respectfully seeking your support and approval to do so.

If you have any questions, please do not hesitate to contact us at 305-969-9423.

Sincerely,

Youssef Hachem, Ph.D., P.E., S.I.  
FL. Prof. Eng. 43302  
FL Special Inspector 6985061

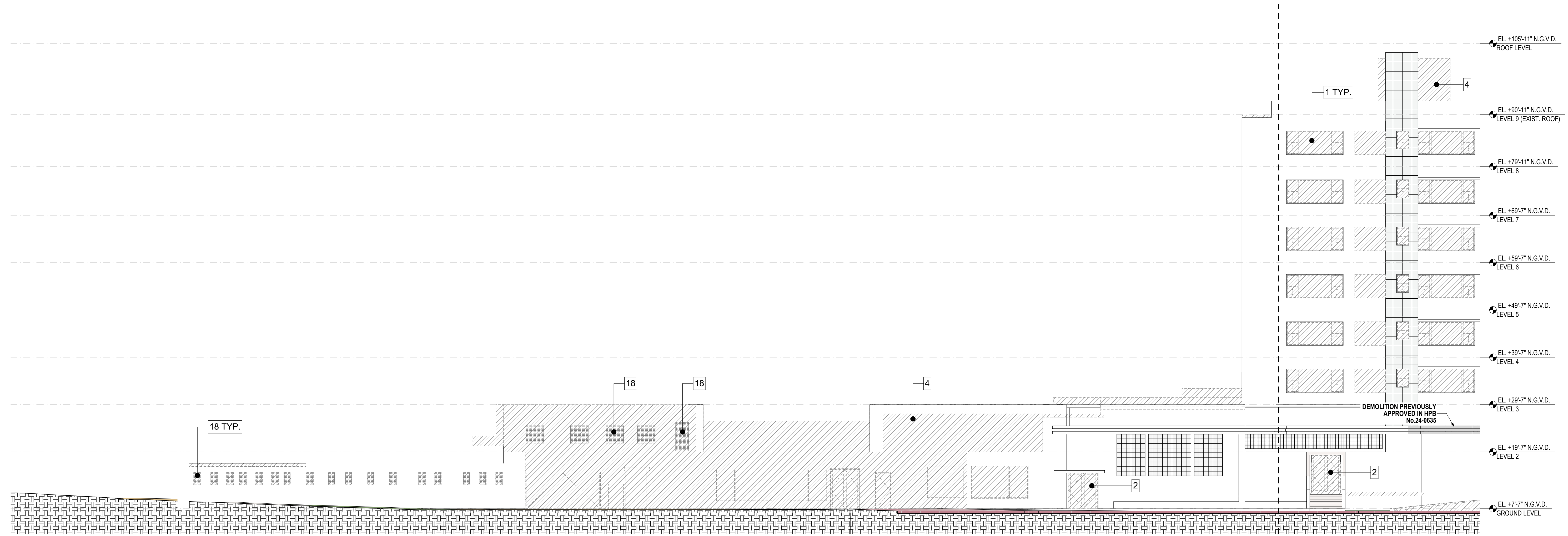


PROPOSED DEMOLITION AREA.  
EXISTING NORTH FACADE WALLS  
AND COLUMNS TO BE DEMOLISHED.

- PREVIOUSLY APPROVED DEMOLITION  
HPB No. 20-0442  
HPB No. 24-0635  
HPB No. 25-0649
- PROPOSED DEMOLITION AREA

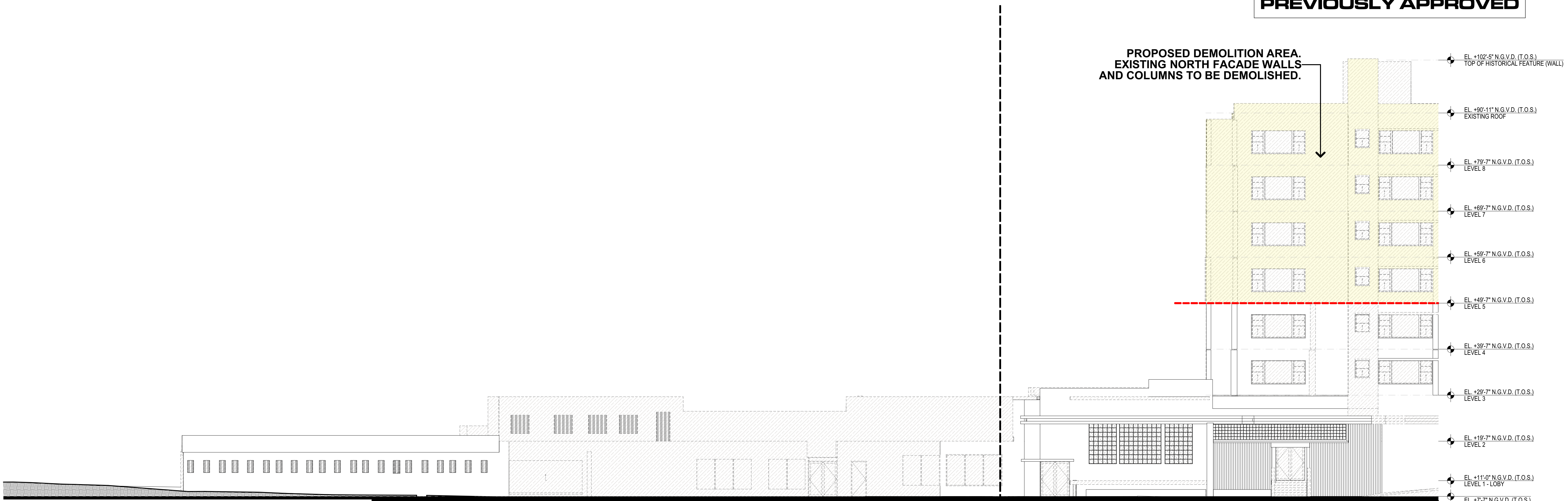
**PARTIAL NORTH ELEVATION - DEMOLITION**

**PROPOSED**



**PREVIOUSLY APPROVED**

**PROPOSED DEMOLITION AREA.  
EXISTING NORTH FACADE WALLS  
AND COLUMNS TO BE DEMOLISHED.**

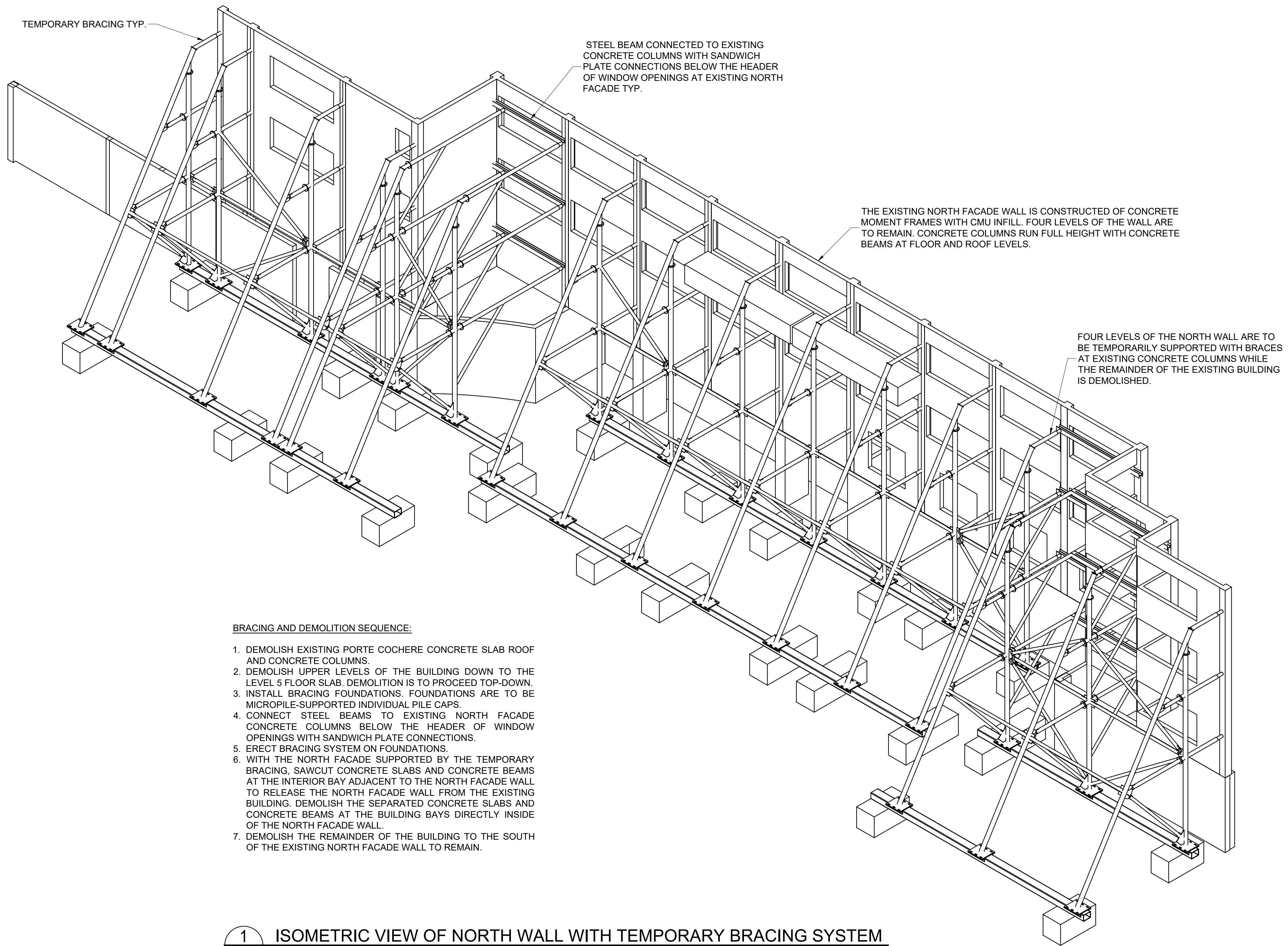


**PROPOSED**

- PREVIOUSLY APPROVED DEMOLITION  
HPB No. 20-0442  
HPB No. 24-0635  
HPB No. 25-0649
- PROPOSED DEMOLITION AREA

**PARTIAL NORTH ELEVATION - DEMOLITION**

3  
2  
1  
0  
0.5  
1



**BRACING AND DEMOLITION SEQUENCE:**

1. DEMOLISH EXISTING PORTE COCHERE CONCRETE SLAB ROOF AND CONCRETE COLUMNS.
2. DEMOLISH UPPER LEVELS OF THE BUILDING DOWN TO THE LEVEL 5 FLOOR SLAB. DEMOLITION IS TO PROCEED TOP-DOWN.
3. INSTALL BRACING FOUNDATIONS. FOUNDATIONS ARE TO BE MICROPILE-SUPPORTED INDIVIDUAL PILE CAPS.
4. CONNECT STEEL BEAMS TO EXISTING NORTH FACADE CONCRETE COLUMNS BELOW THE HEADER OF WINDOW OPENINGS WITH SANDWICH PLATE CONNECTIONS.
5. ERECT BRACING SYSTEM ON FOUNDATIONS.
6. WITH THE NORTH FACADE SUPPORTED BY THE TEMPORARY BRACING, SAWCUT CONCRETE SLABS AND CONCRETE BEAMS AT THE INTERIOR BAY ADJACENT TO THE NORTH FACADE WALL TO RELEASE THE NORTH FACADE WALL FROM THE EXISTING BUILDING. DEMOLISH THE SEPARATED CONCRETE SLABS AND CONCRETE BEAMS AT THE BUILDING BAYS DIRECTLY INSIDE OF THE NORTH FACADE WALL.
7. DEMOLISH THE REMAINDER OF THE BUILDING TO THE SOUTH OF THE EXISTING NORTH FACADE WALL TO REMAIN.

**1** ISOMETRIC VIEW OF NORTH WALL WITH TEMPORARY BRACING SYSTEM  
S-0.1 SCALE: 1/8" = 1'-0"

FILE NAME: P:\0004400044394\_001110\_Dwg\CADD\S-0.1 - BRACING SYSTEM ISOMETRIC VIEW.dwg PLOT TIME: Monday, August 11, 2025 - 12:25 AM BY: Andrew Habel

NO.	DATE	BY

**McLaren**  
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KCI Technologies, Inc.  
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PROJECT  
**BVLGARI HOTEL  
NORTH FACADE WALL BRACING**  
100 21st STREET MIAMI BEACH, FL 33139

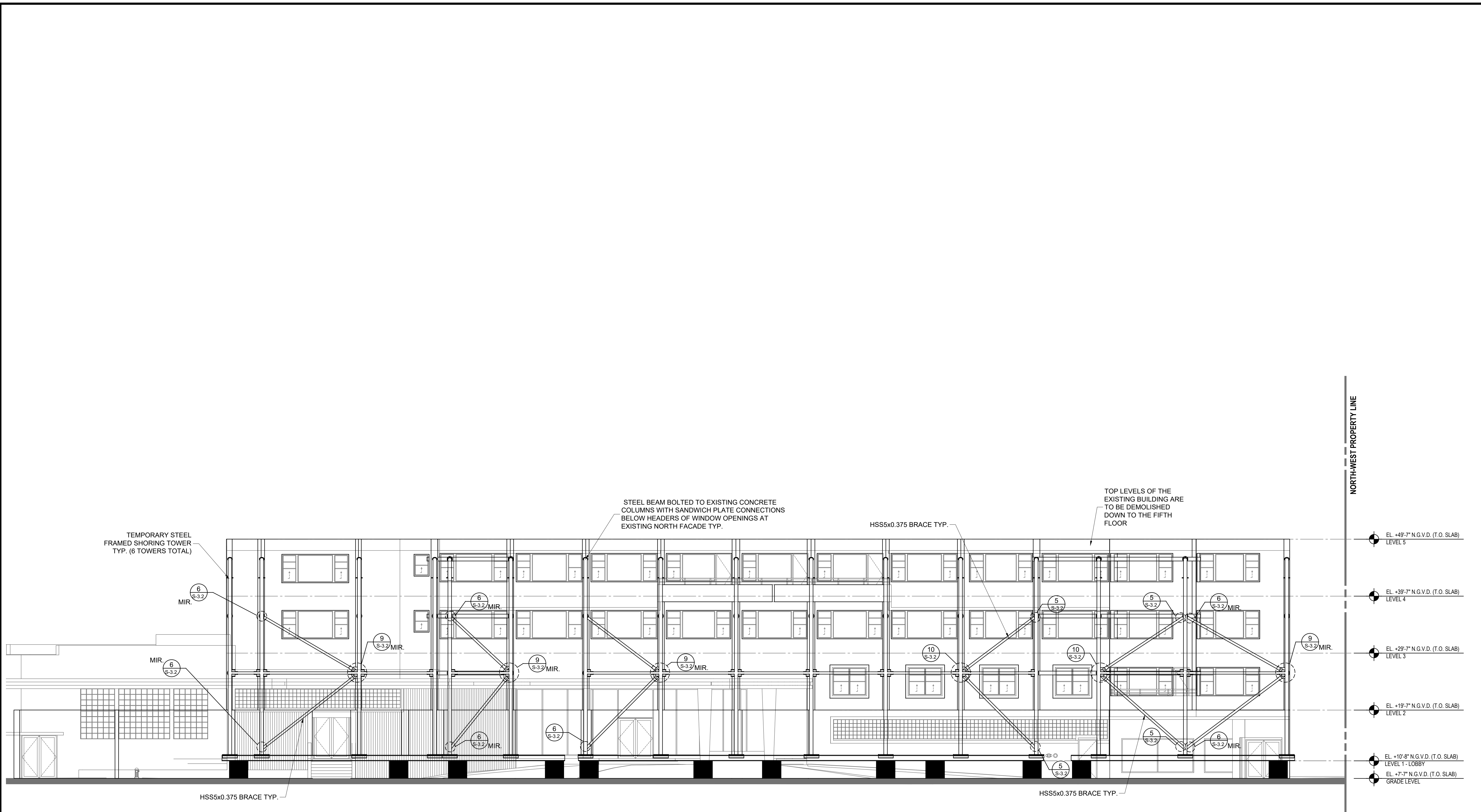
SEAL  
ANDREW C. HABEL  
Professional Engineer  
No. 69819  
8/8/2025  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

SHEET TITLE  
**BRACING SYSTEM  
ISOMETRIC VIEW**

PROJECT NO.	00044394
SCALE	AS NOTED
DATE	8/8/2025
DRAWN BY	LWB
CHECKED BY	ACH

DRAWING NO.  
**S-0.1**  
2 OF 15 SHETS

FILE NAME: P:\0004\00044384\_001110\_Dwg\CADD\S-1.3 - OVERALL ELEVATION.dwg PLOT TIME: Monday, August 11, 2025 - 12:39 AM BY: Andrew Habal



1  
S-1.3

TEMPORARY SHORING TOWER  
NORTH ELEVATION VIEW

SCALE: 1/8" = 1'-0"

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PROJECT

**BVLGARI HOTEL**  
**NORTH FACADE WALL BRACING**

100 21st STREET MIAMI BEACH, FL 33139

SEAL

ANDREW C. HABAL  
Professional Engineer  
No. 69819  
8/8/2025  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

SHEET TITLE

**OVERALL ELEVATION VIEW**

PROJECT NO.	00044394
SCALE	AS NOTED
DATE	8/8/2025
DRAWN BY	LWB
CHECKED BY	ACH

DRAWING NO.

**S-1.3**

8 OF 15 SHOTS









## THANK YOU

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