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			revuelta architecture international p.a.	
BVLGARI HOTEL - MIAMI BEACH				
Zoning Information				
1	Address:	100 21st Street, Miami Beach Fl		
2	Board and File Numbers:	HPB No. 20-0442		
3	Folio Number(s):	02-3226-001-0040		
4	Year Constructed:	1948	Zoning District:	RM-3/ RESIDENTIAL MULTI-FAMILY/ HIGH INTENSITY
5	Based Flood Elevation:	8'-0" N.G.V.D.	Grade value in NGVD:	7.59' N.G.V.D.
6	Adjusted grade (Flood+3"):	11'-2" N.G.V.D.	Lot Area:	58,361 SF (1.340 acres)
7	Lot width:	125.62'	Lot Depth:	460.65'
8	Minimum Rooms Size	Hotel Rooms Min: 15%: 300-335 SF 85%: 335+ SF	Proposed: Minimum Room Size: 447 SF	
9	Existing use:	HOTEL	Proposed use:	HOTEL
Building Data		Maximum	Proposed	Deficiencies
10	Height	Oceanfront Lots 200.0' Architectural District- New Const 120.0'		
11	Number of Stories	8	106'-5"	
12	FAR	130,194.6 SF	128,660 SF	
LOT Area		116,722 SF (58,361 x 2.0)		
21st Street ROW Vacation		13,472.56 SF (6,736.28X 2.0)	Application in Progress	
13	Gross square footage		Existing 127,345 sf New Construction 57,416 sf	
14	Square Footage by use	N/A		
15	Number of units Hotel		100	
Setbacks		Required	Proposed	Deficiencies
At Grade Parking:				
24	Side Facing a Street (North-21st Street)	10'-0"	N/A	
25	Side Setback (West-Alley)	5 feet or 5% of lot width whichever greater	N/A	
27	Side Setback (South)	5 feet or 5% of lot width whichever greater	N/A	
28	Rear Setback (East-Ocean Front)	50 feet from Bulkhead Line	N/A	
Pedestal:				
29	Side Facing a Streer (North-21st Street)	10'-0"	0'-0" (Existing)	
30	Side Setback (West-Alley)	10'-0" (5 feet or 5% of lot width whichever greater)	9'-7" (Existing)	
32	Side Setback (South)	10'-0" (5 feet or 5% of lot width whichever greater)	17'-0"	
33	Rear Setback (East-Ocean Front)	93'-4" (25% of lot depth or 50 feet from bulkhead)	37'-2" (Existing)	
Tower:				
34	Side Facing a Street (North-21st Street)	10'-0"	5'-0" (Existing)	
35	Side Setback (West-Alley)	17'-0" (pedestal + 10% of tower height at 120 feet)	9'-7" (Existing)	
36	Side Setback (South)	17'-0" (pedestal + 10% of tower height at 120 feet)	17'-0"	
38	Rear Setback (East-Ocean Front)	116'-9" (25% of lot depth or 75 feet from bulkhead line)	222'-0"	
Parking		Required	Proposed	Deficiencies
39	Parking district	District No. 9		
40	Total # of parking spaces	N/A (No Parking Requirement for Hotels in District 9) section 130-33 (f) (1)		
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	0	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	0	
43	Parking Space Dimensions	A standar perpendicular parking space shall have a width of not less than eight and one-half feet and a length of not less than 18 feet, or when located outdoors, 16 feet with two feet of pervious overhang, in place of wheel stops and defined by continuous concrete curb, for a total length of 18 feet. The provision of having a two-foot pervious area overhang in standard parking spaces may be waived at the discretion of the planning and zoning director in those instances where said overhang is not pratical. In no instance, however, shall the length of any standard off-street parkind space be less than 18 feet, unless otherwise provided for under sections 130-101, 130-251, 130-281, 130-69 and 130-61(2) herein.		N/A
44	Parking Space configuration (450, 600, 900, Parallel)	N/A	N/A	
45	ADA Spaces	N/A	0	
46	Tandem Spaces		0	
47	Drive aisle width	Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic. For those grade level parking areas with less than ten parking spaces, inclusive of those parking areas underneath building or structure, the curb-cut and driveway entrance shall have a minimum width of 12 feet.		N/A
48	Valet drop off and pick up		YES (Existing)	
49	Loading zones and Trash collection areas	N/A	YES (Existing)	
50	Bicycle Parking / Racks	N/A	N/A	

MAXIMUM FAR CALCULATED INCLUDES
21 STREET ROW VACATION AREA IN PROGRESS

ZONING DATA SHEET

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DESIGN ARCHITECT

CITTERIO-VIEL
& PARTNERS

Project

BVLGARI HOTEL
MIAMI BEACH
100 21st STREET
MIAMI BEACH, FL 33139

Revisions

Owner Information

BHI Miami Limited Corp.
1521 Alton Rd.
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Consultant

Luis O. Revuelta

AR-0007972

HPB SET

Date

03/05/2021

Scale

AS SHOWN

Project No.

2005

Sheet Name

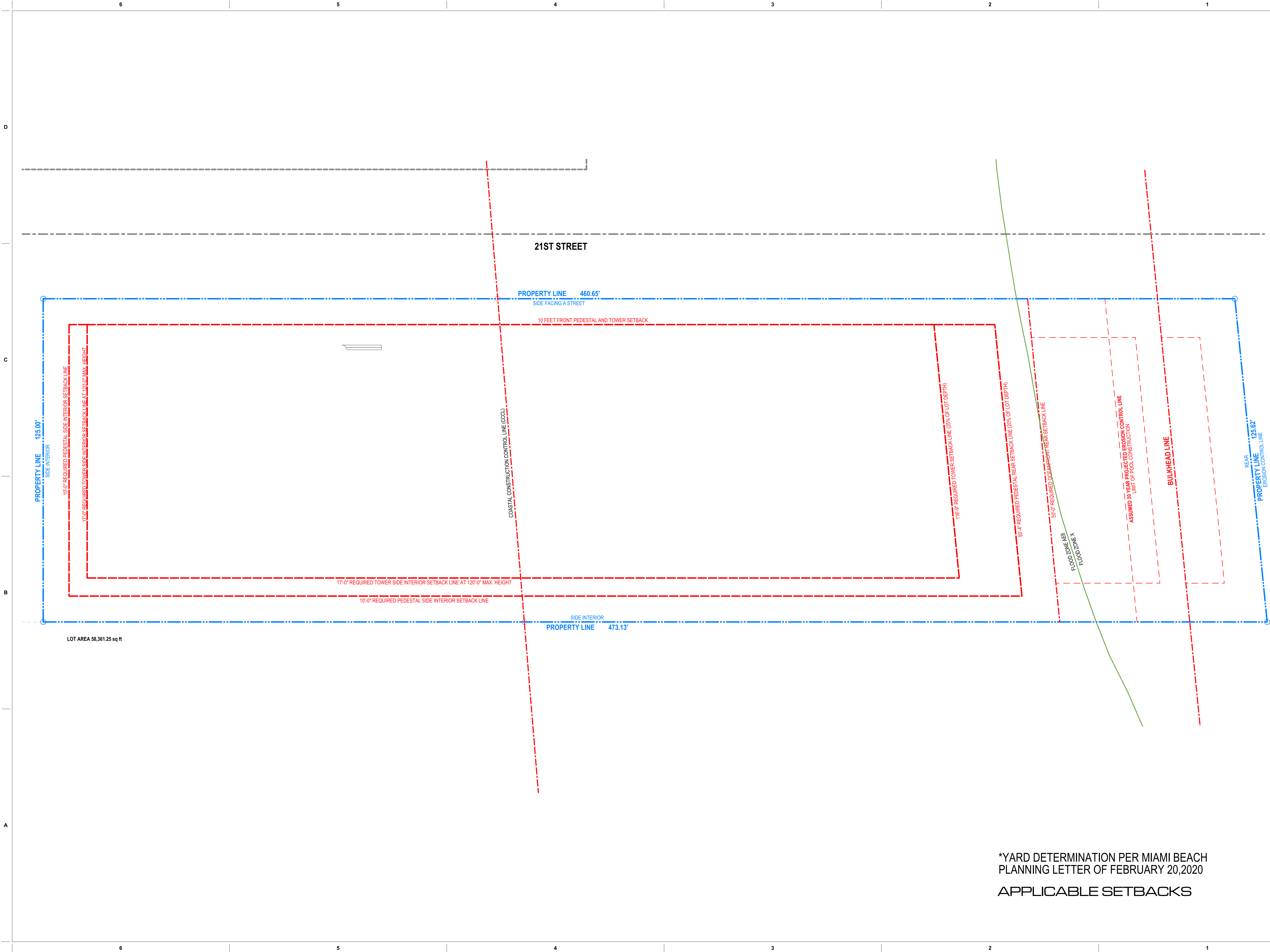
ZONING DATA SHEET

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A-010

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*YARD DETERMINATION PER MIAMI BEACH
PLANNING LETTER OF FEBRUARY 20,2020

APPLICABLE SETBACKS

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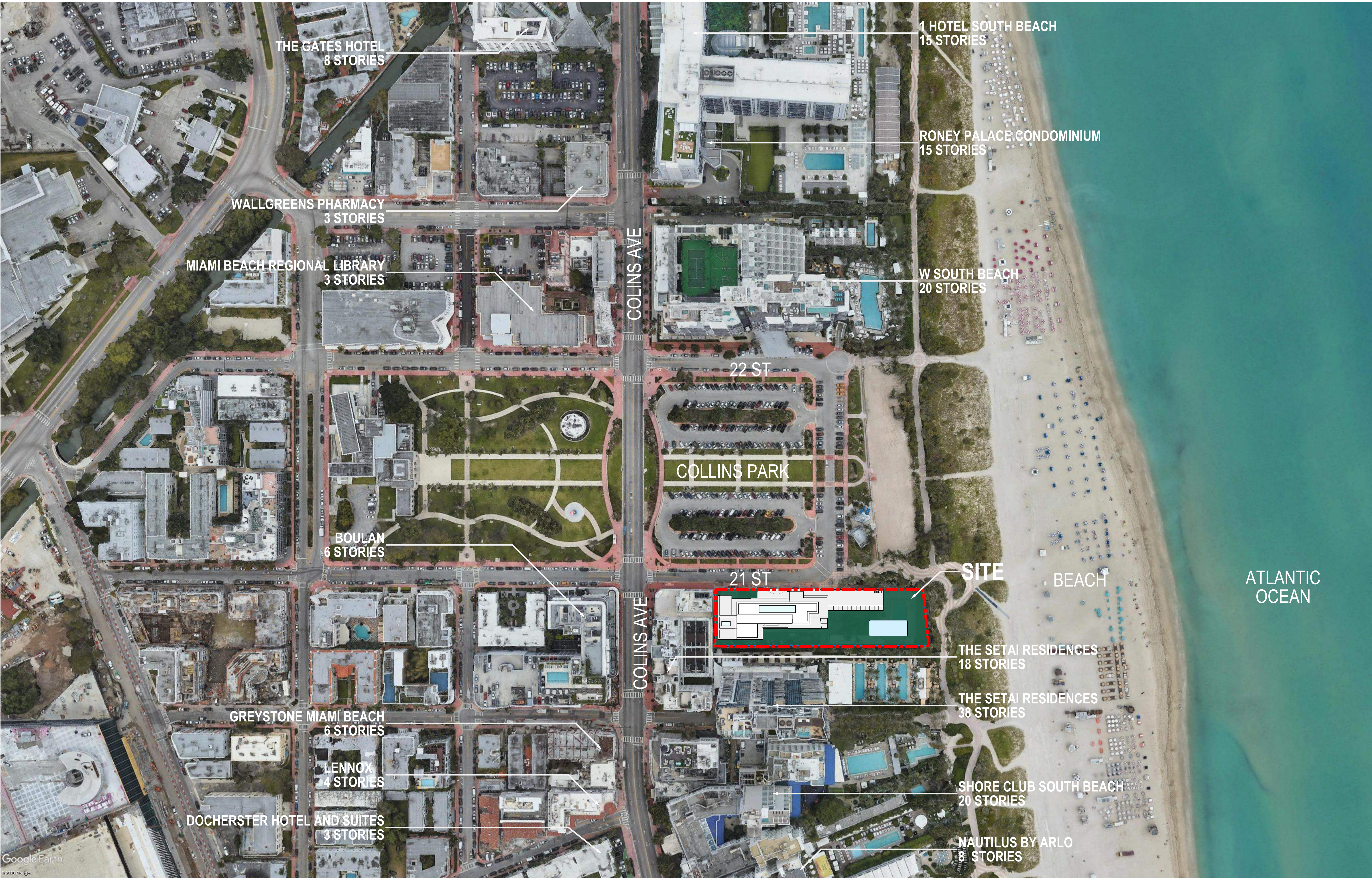
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APPLICABLE SETBACKS

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CONTEXT SITE PLAN

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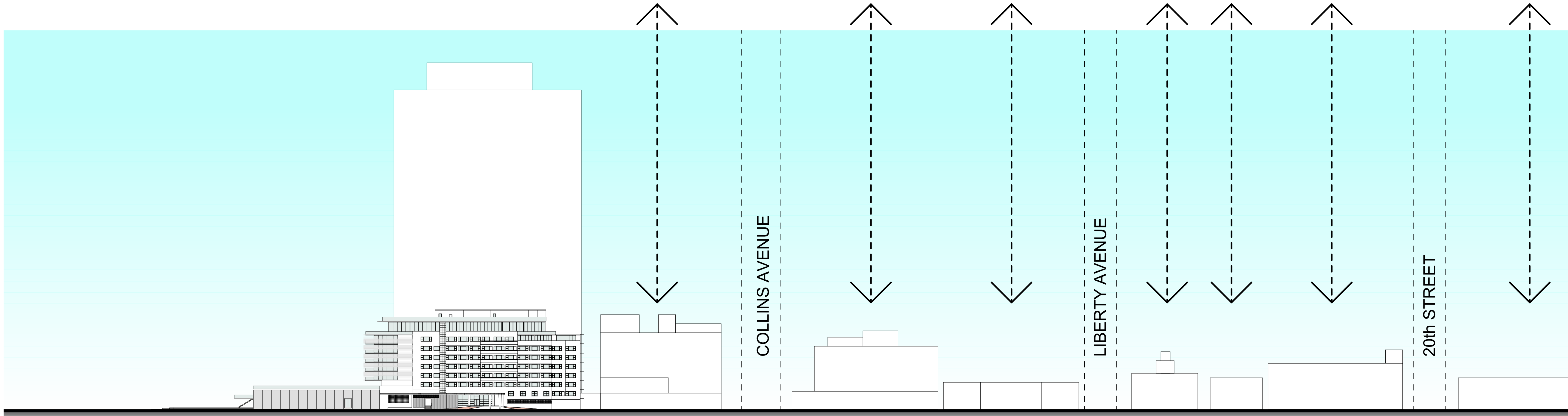
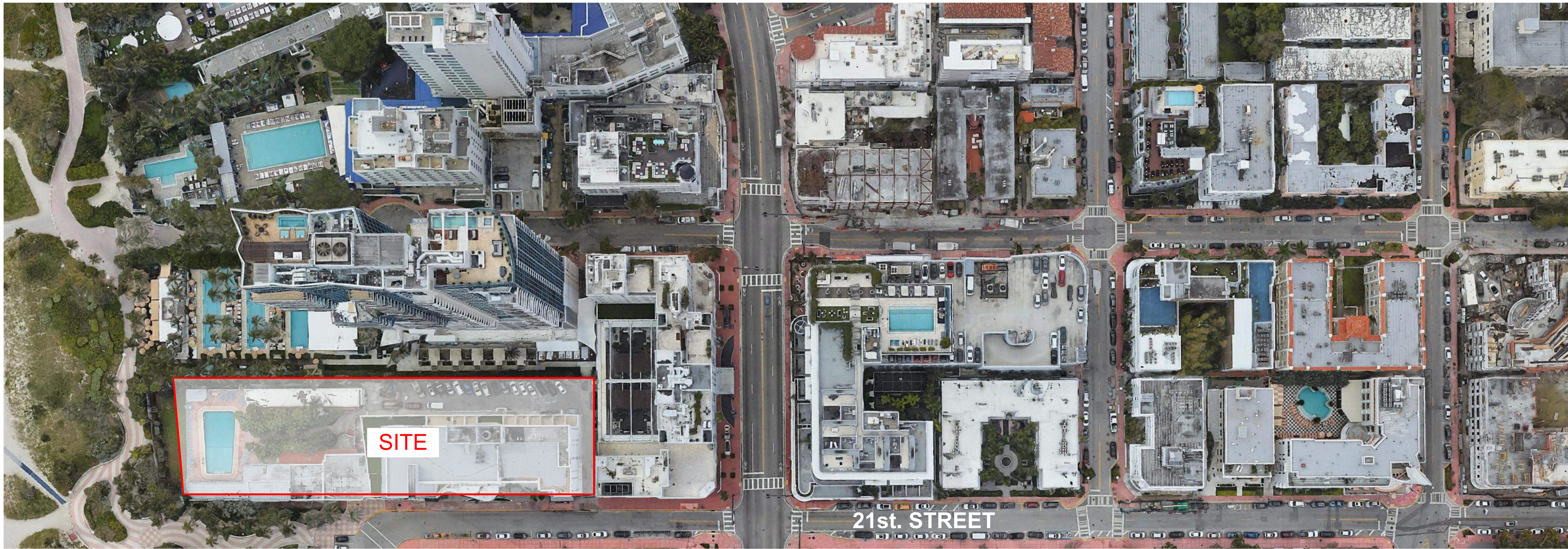
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CONTEXT SITE PLAN

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CONTEXT ELEVATION 21st. STREET

6 5 4 3 2 1

6 5 4 3 2 1

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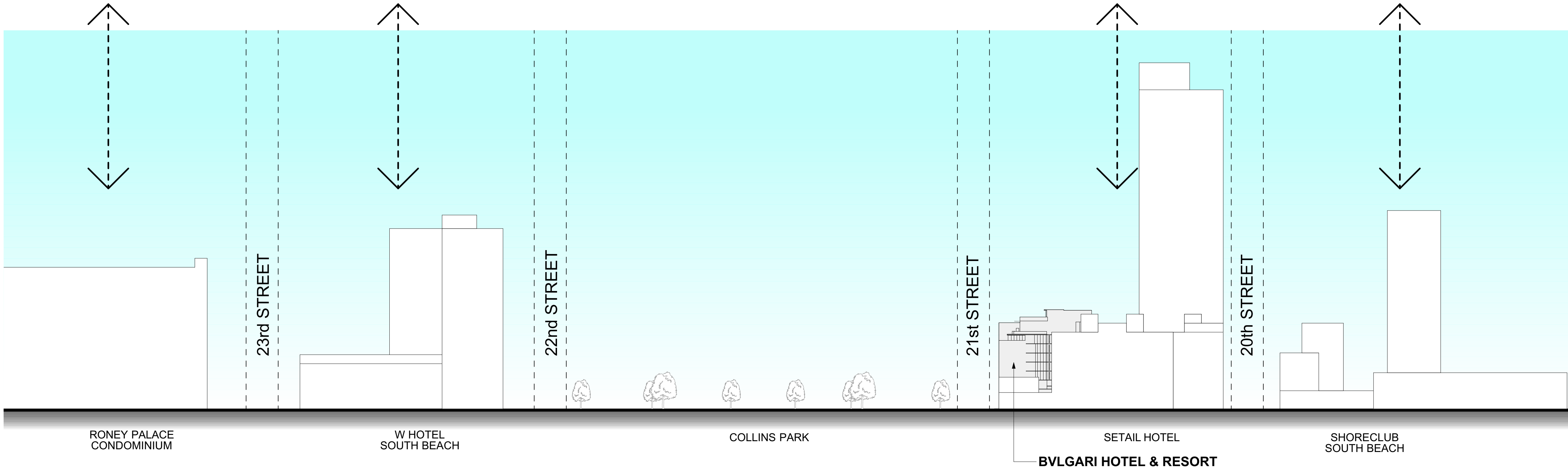
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CONTEXT ELEVATION 21st. STREET

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CONTEXT ELEVATION COLLINS AVE.

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CONTEXT IMAGES - BEACH VIEW NE

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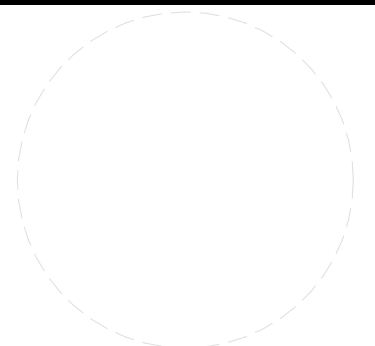
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CONTEXT IMAGES - BEACH VIEW NE

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A-015



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C

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A

BUILDING DATA COMPARISON

SETAI

BVLGARI

F.A.R. 4.24

F.A.R. 2.0

HEIGHT 393'-7" N.G.V.D.
HIGHEST ARCH. PROJECTION

HEIGHT 122'-8"
HIGHEST ARCH. PROJECTION (PROPOSED)

38 FLOORS

9 FLOORS

SETAI AND BVLGARI DATA COMPARISON

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SETAI AND BVLGARI DATA
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CONTEXT IMAGES - BOARDWALK VIEW

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CONTEXT IMAGES - BOARDWALK
VIEW

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CONTEXT IMAGES - COLLINS AVE. VIEW

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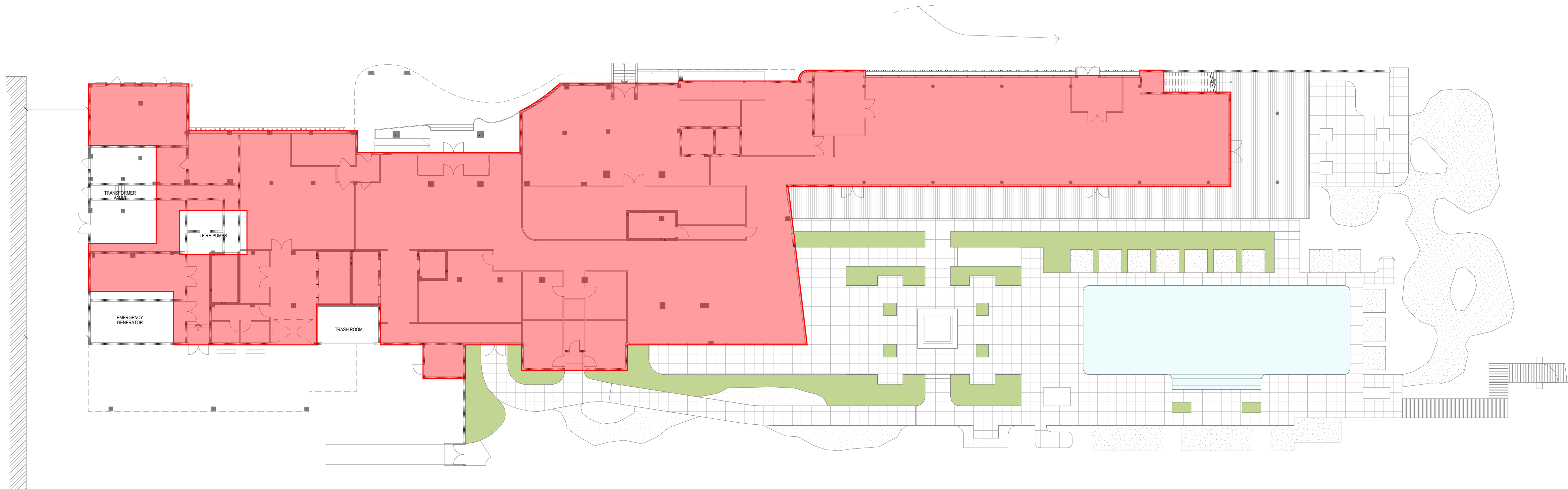
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VIEW

Sheet No.

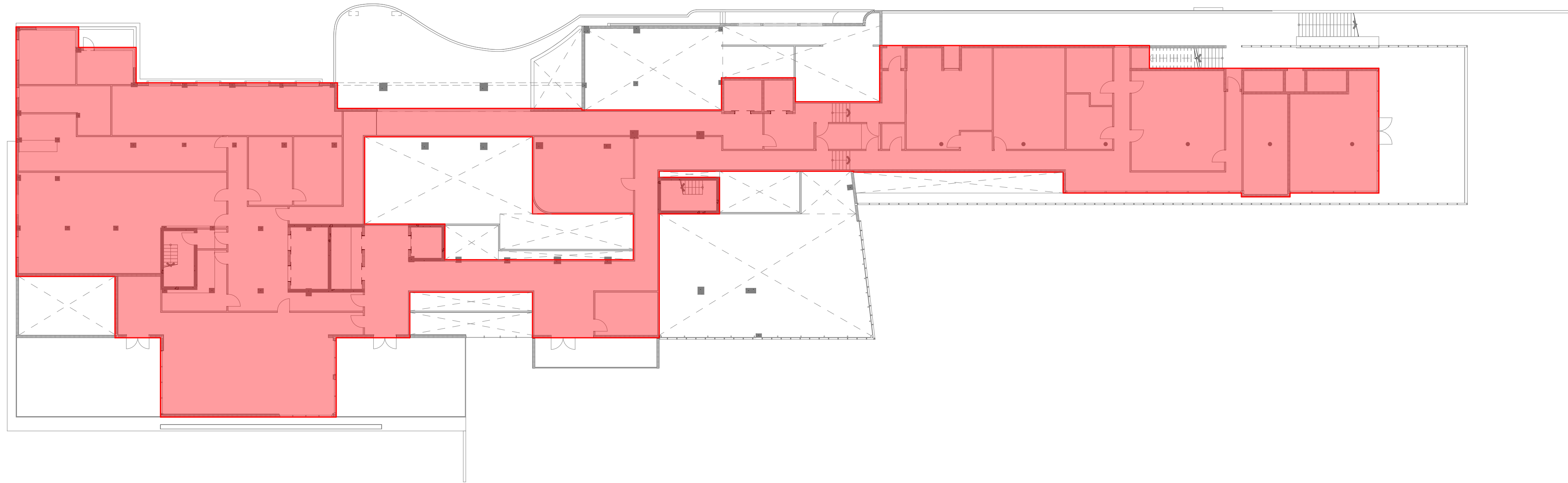
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FAR = 19,845 SF
GROUND LEVEL
SCALE: 1" = 20'



FAR = 15,627 SF
LEVEL 2
SCALE: 1" = 20'

PROPOSED F.A.R.

F.A.R. DIAGRAMS - PROPOSED

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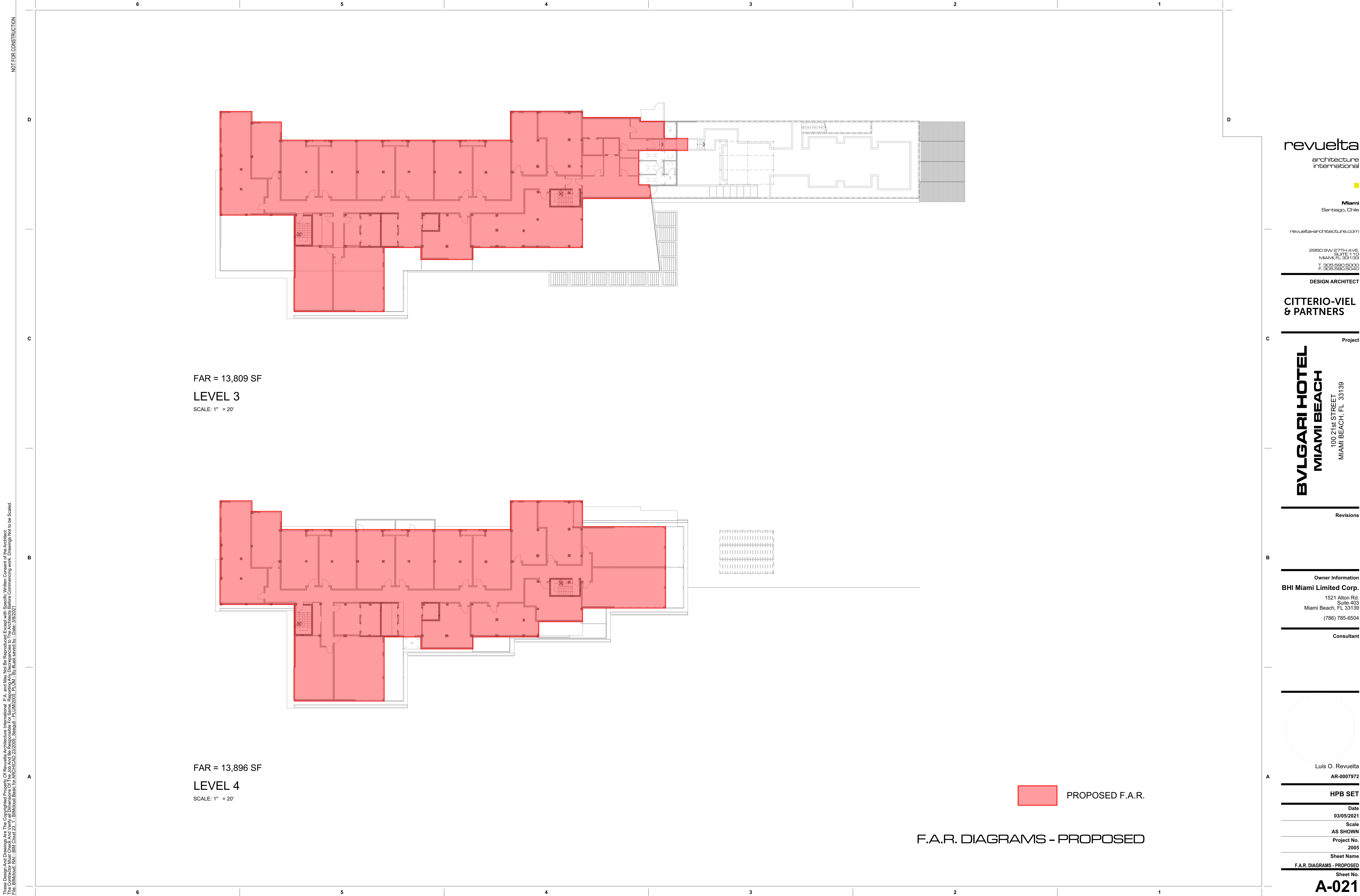
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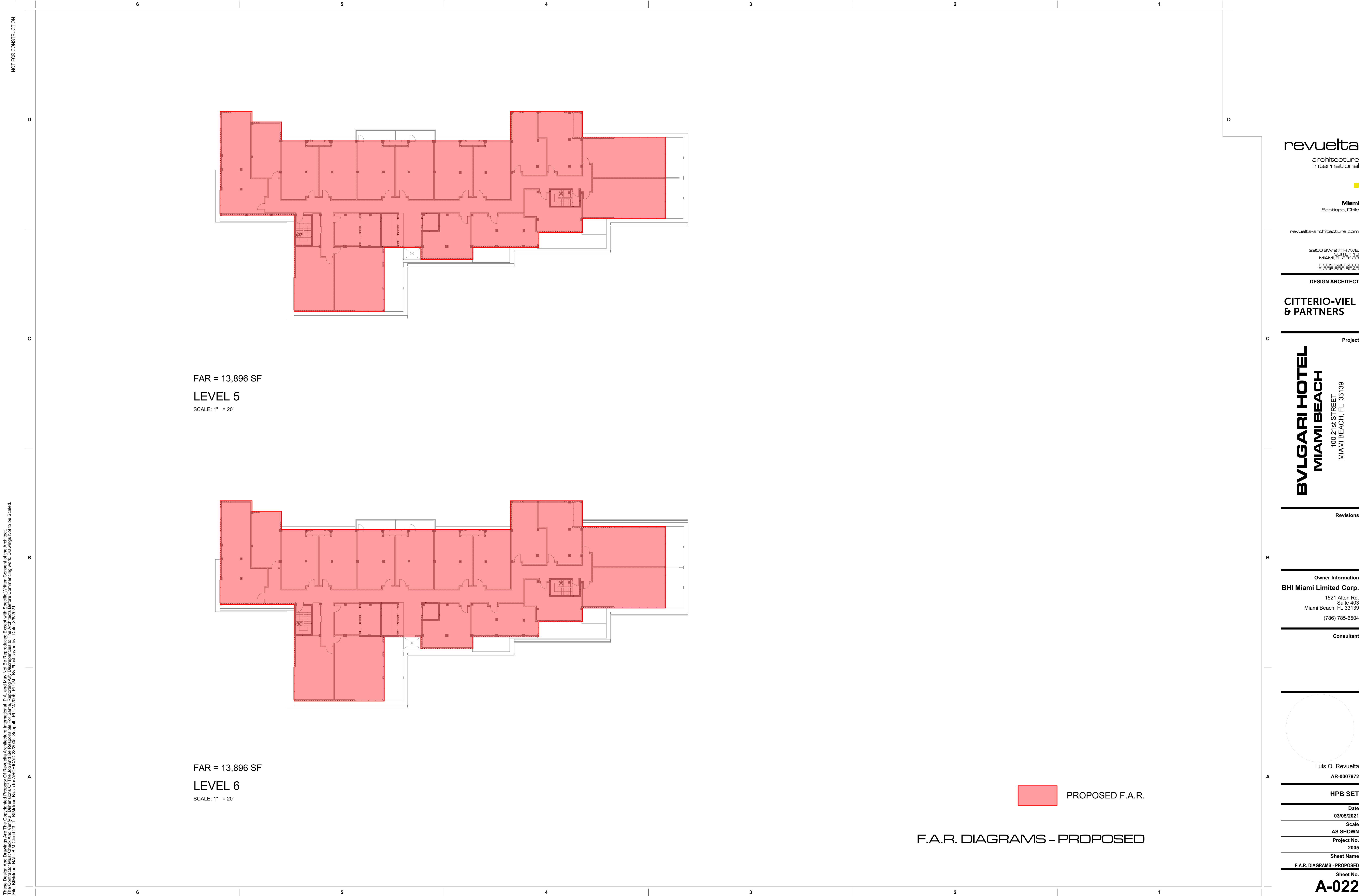
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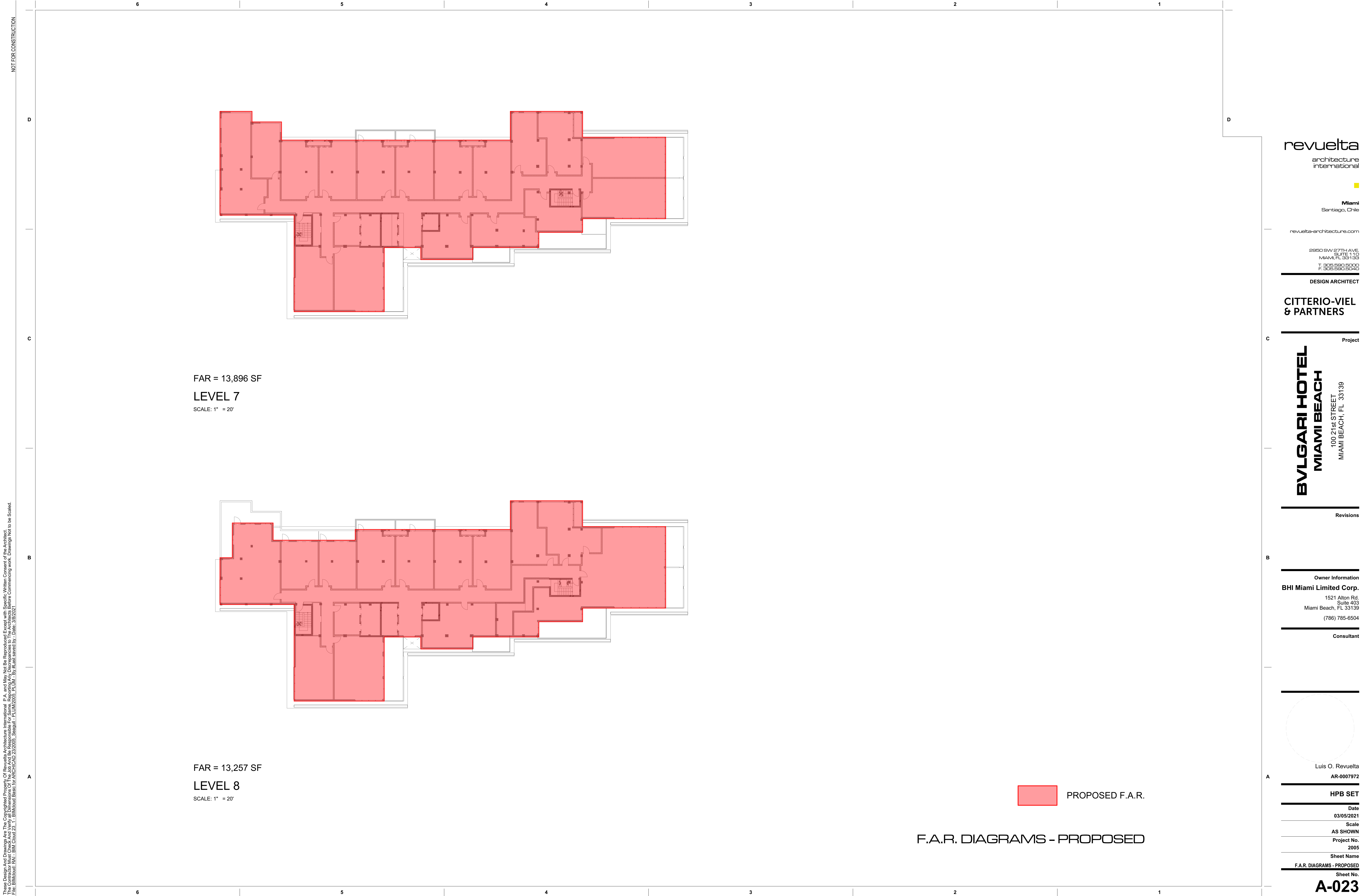
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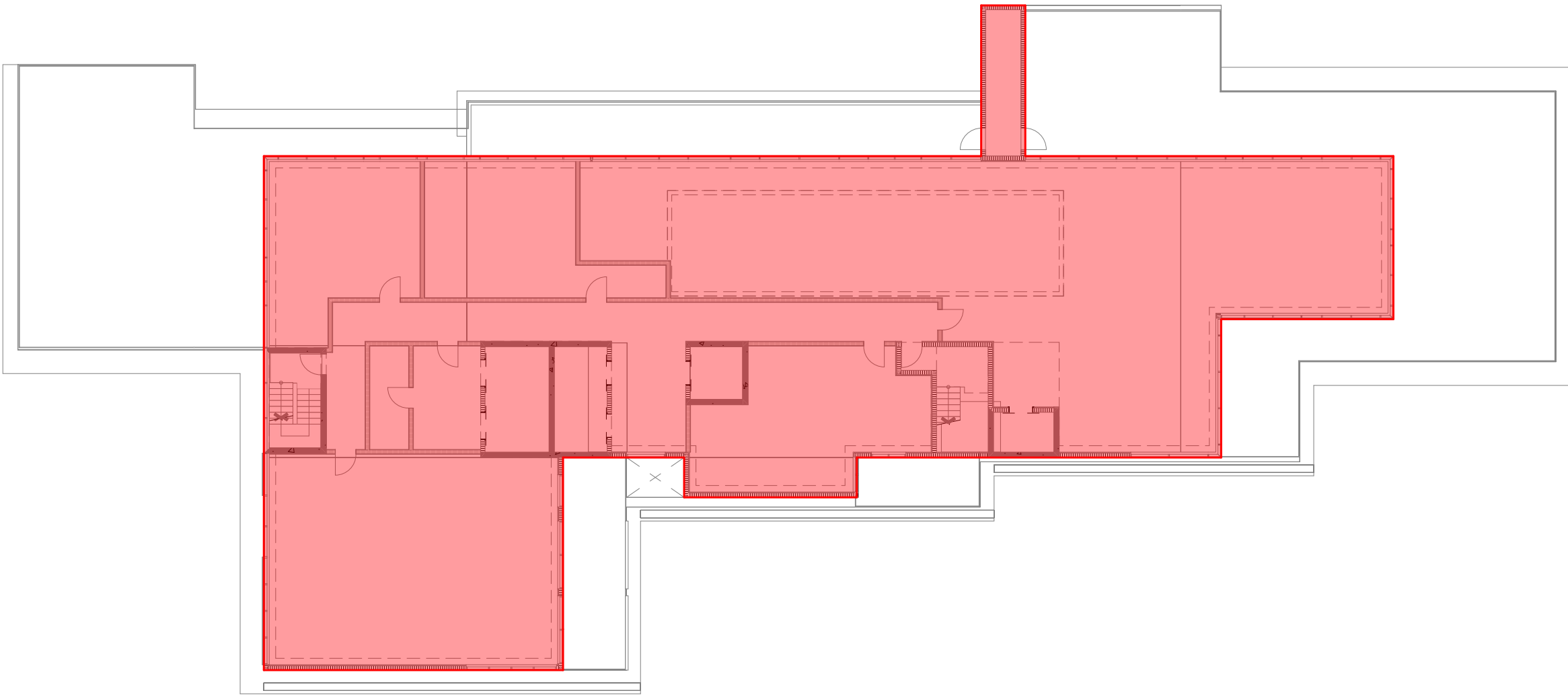
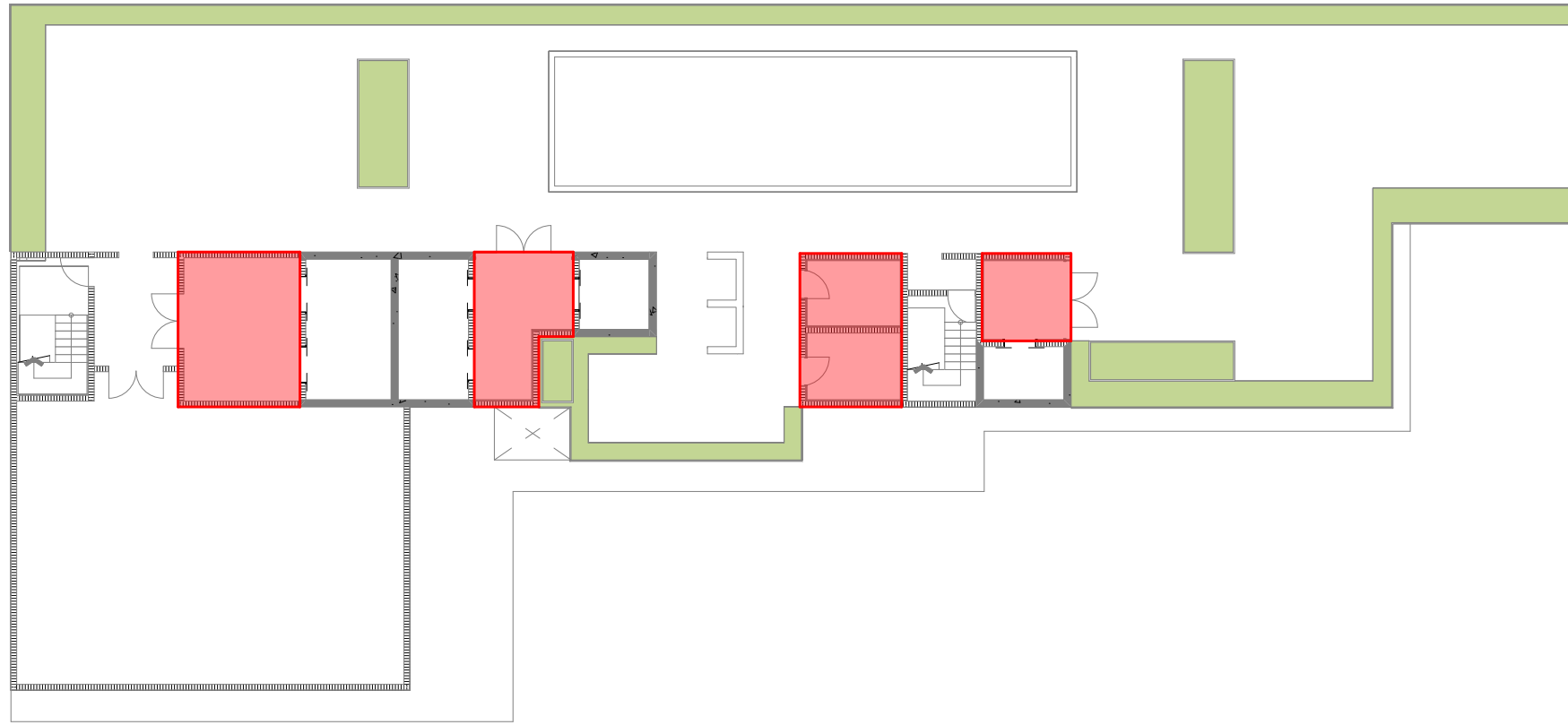
Sheet No.

A-023

NOT FOR CONSTRUCTION

FAR = 9,441 SF
LEVEL 9
SCALE: 1" = 20'

FAR = 745 SF
ROOF LEVEL
SCALE: 1" = 20'



PROPOSED F.A.R.

PROPOSED F.A.R.	
LEVEL	AREA
GROUND LEVEL	19,845
LEVEL 2	15,627
LEVEL 3	13,809
LEVEL 4	13,896
LEVEL 5	13,896
LEVEL 6	13,896
LEVEL 7	13,896
LEVEL 8	13,257
LEVEL 9 (EXIST. ROOF)	9,441
ROOF LEVEL	745
	128,308 sq ft

ALLOWABLE (AFTER STREET VACATION) 130,194 sq ft
F.A.R. DIAGRAMS - PROPOSED

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& PARTNERS

Project

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100 21st STREET
MIAMI BEACH, FL 33139

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B

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Consultant

Luis O. Revuelta
AR-0007972

HPB SET

Date
03/05/2021
Scale
AS SHOWN
Project No.
2005
Sheet Name
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Sheet No.

A-024

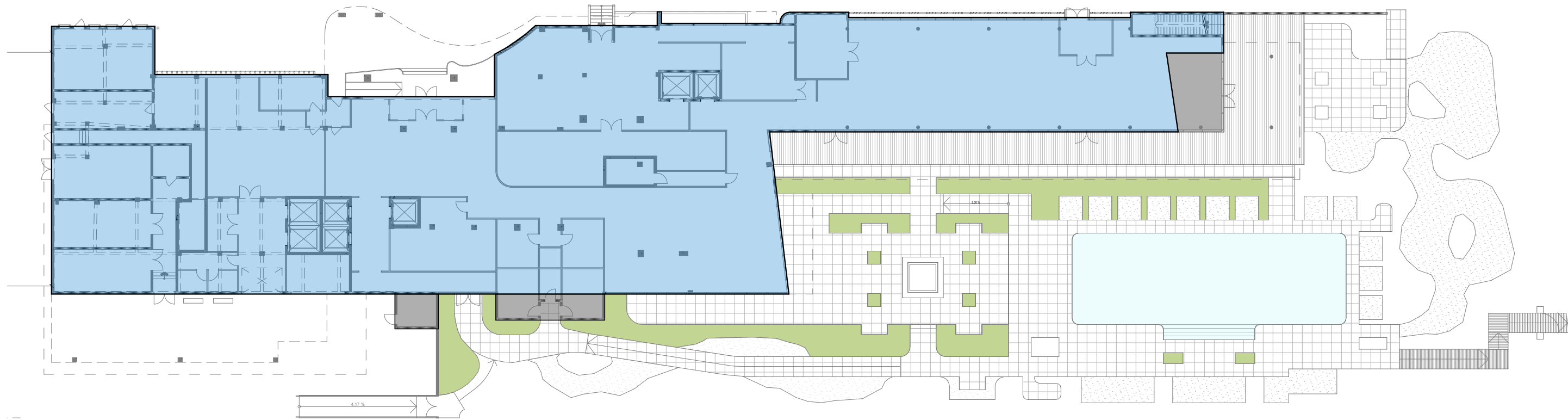
NOT FOR CONSTRUCTION

D

C

B

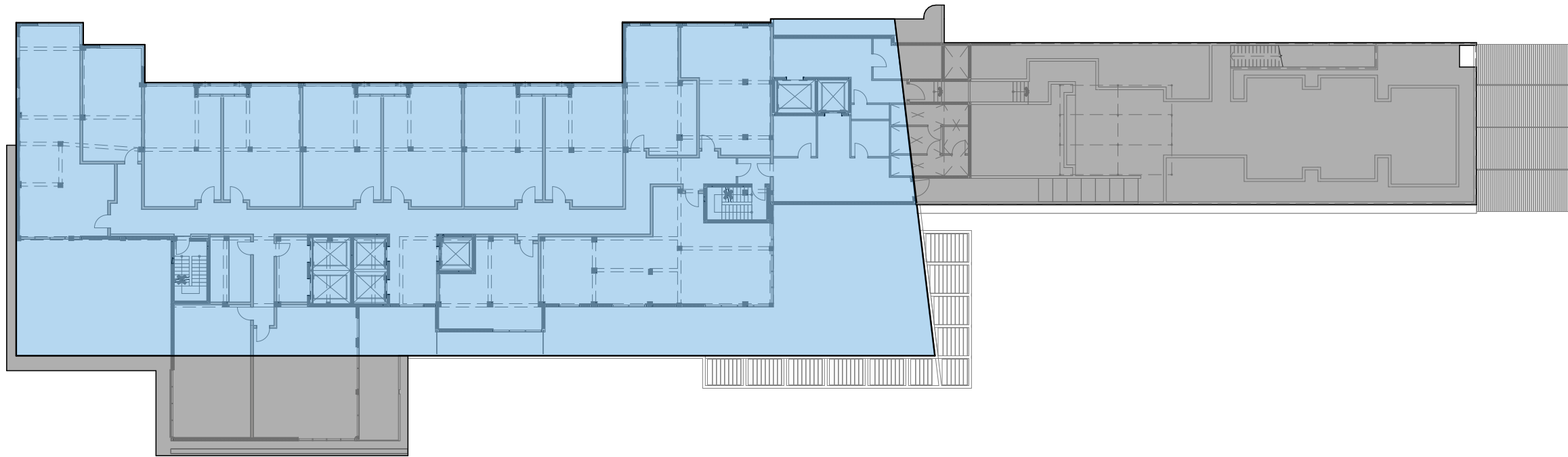
A



GROUND LEVEL

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 20,877 SF
GROSS NEW = 790 SF



LEVEL 3

SCALE: 1/32" = 1'-0"

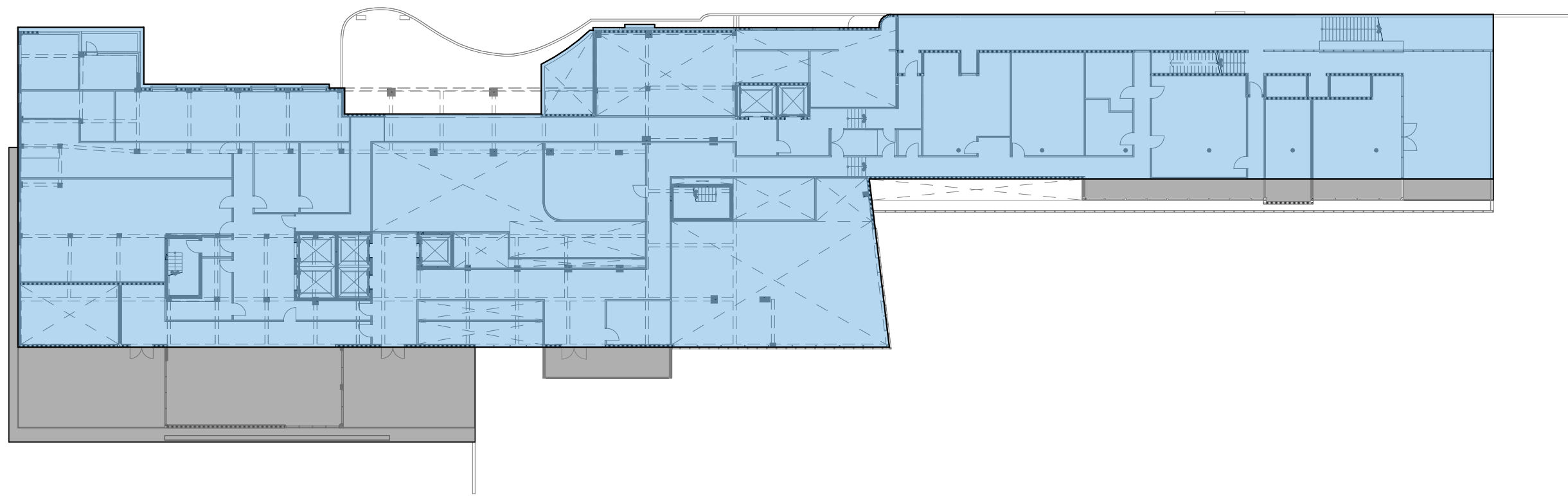
GROSS TO REMAIN = 16,349 SF
GROSS NEW = 7,439 SF



LEVEL 5

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 11,115 SF
GROSS NEW = 5,774 SF



LEVEL 2

SCALE: 1/32" = 1'-0"

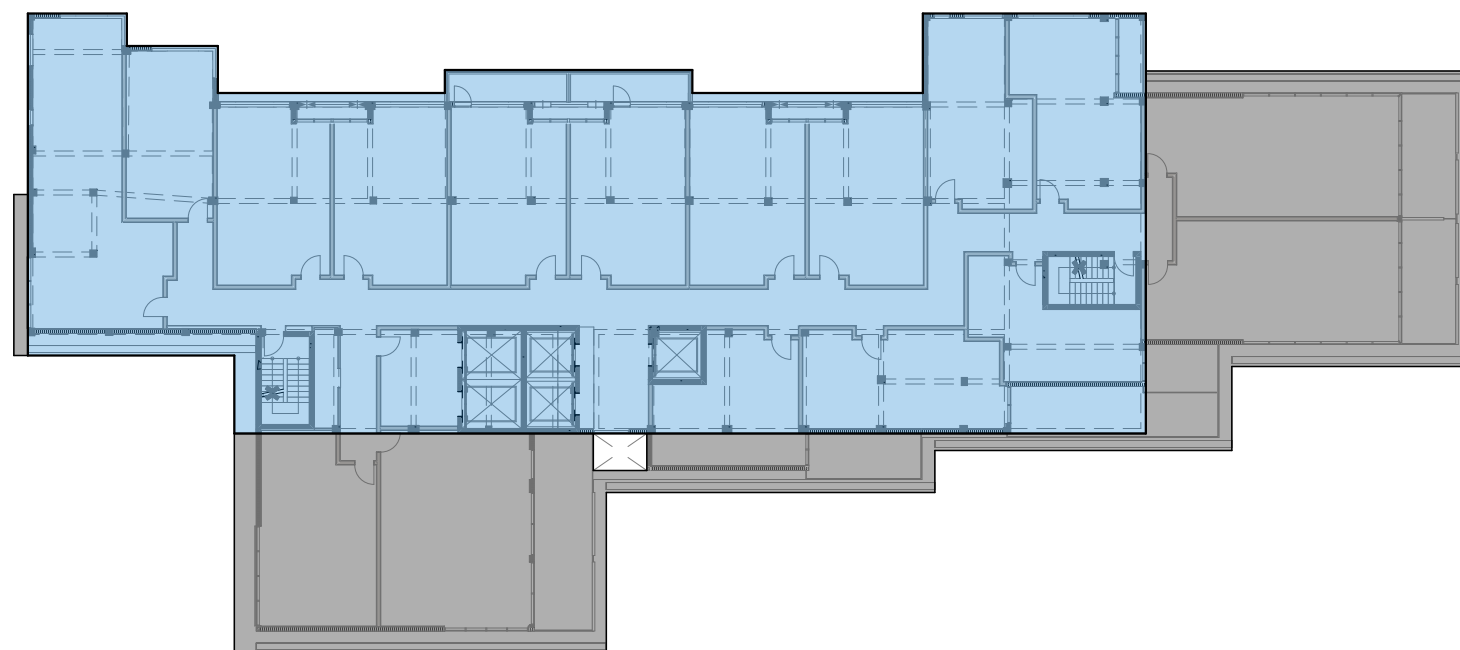
GROSS TO REMAIN = 23,346 SF
GROSS NEW = 3,959 SF



LEVEL 4

SCALE: 1/32" = 1'-0"

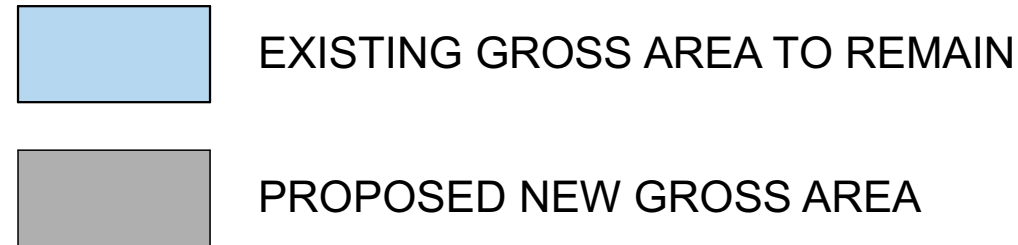
GROSS TO REMAIN = 11,115 SF
GROSS NEW = 6,053 SF



LEVEL 6

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 11,115 SF
GROSS NEW = 5,774 SF



GROSS DIAGRAMS - PROPOSED

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GROSS DIAGRAMS - PROPOSED

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A

D

C

B

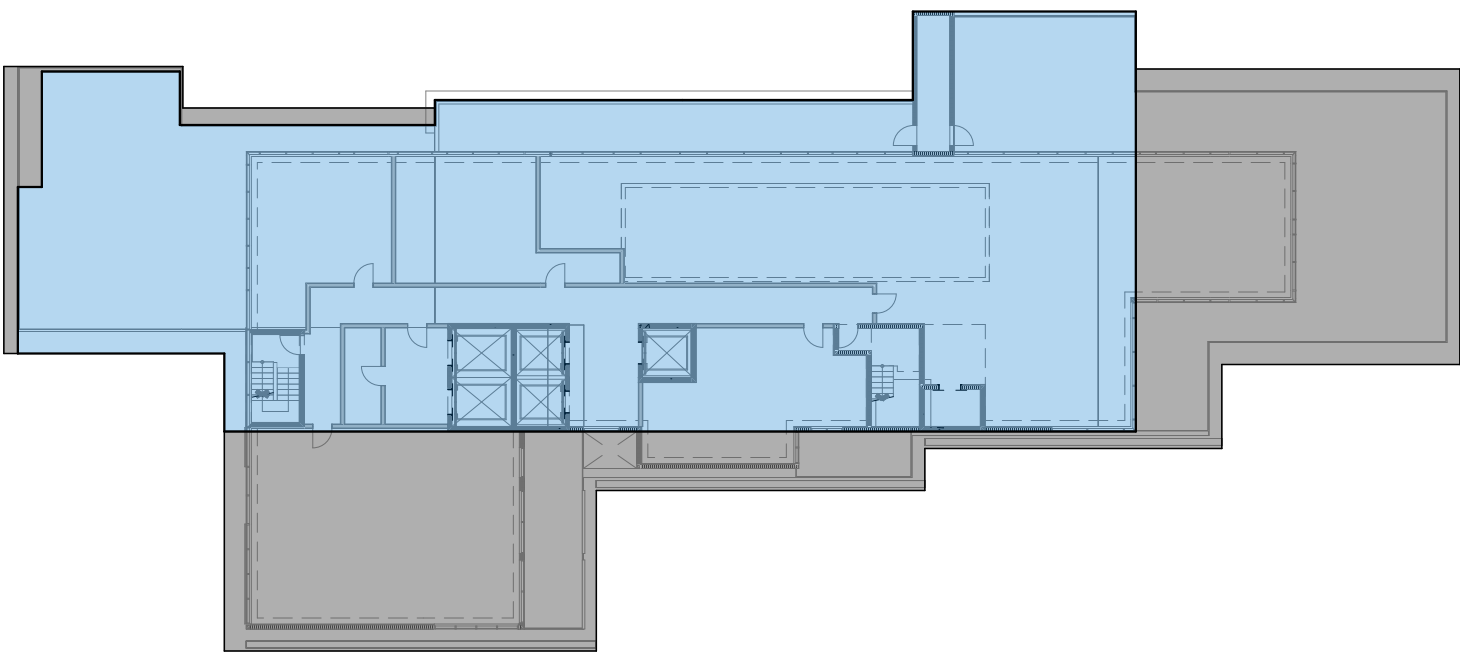
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LEVEL 7

SCALE: 1/32" = 1'-0"

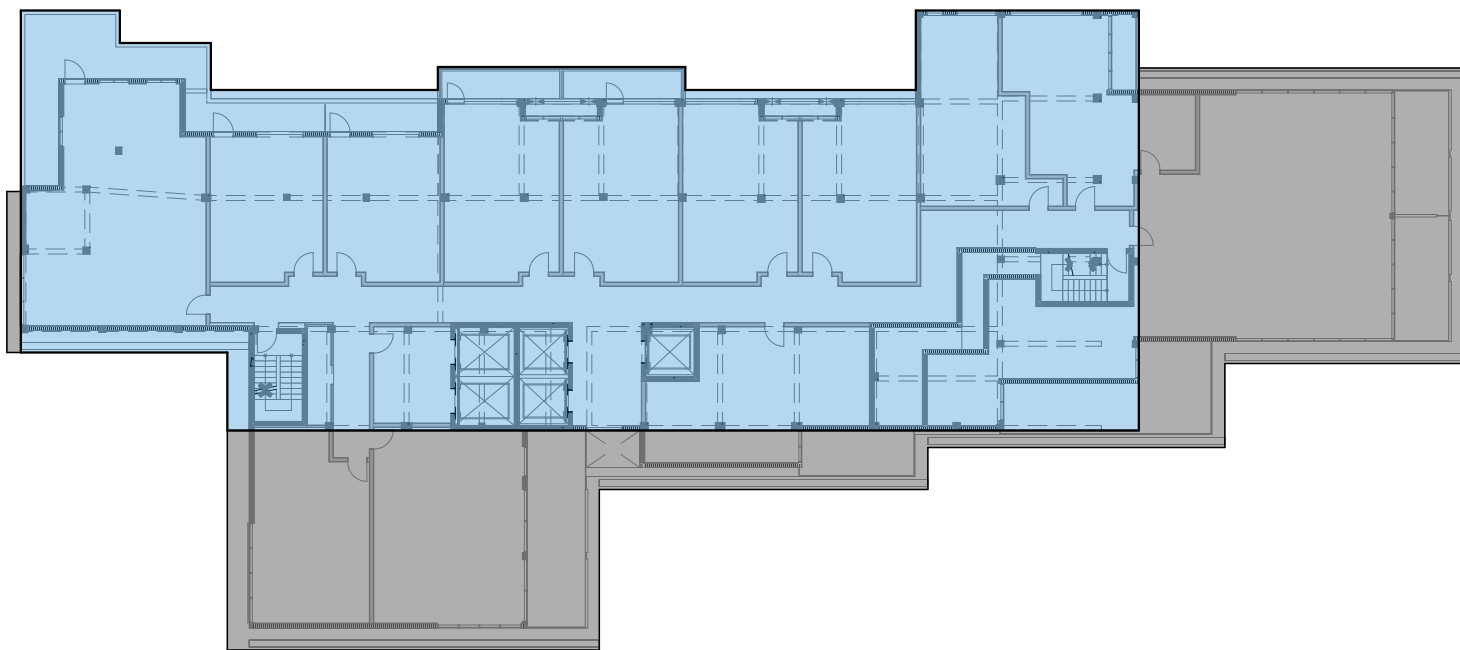
GROSS TO REMAIN = 11,115 SF
GROSS NEW = 5,774 SF



LEVEL 9

SCALE: 1/32" = 1'-0"

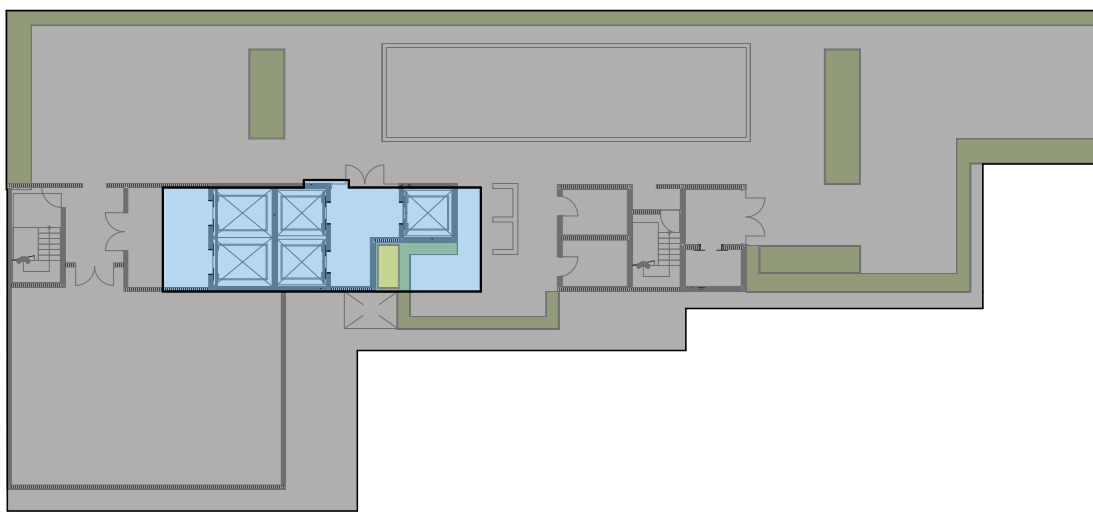
GROSS TO REMAIN = 10,270 SF
GROSS NEW = 6,101 SF



LEVEL 8

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 11,115 SF
GROSS NEW = 5,829 SF



ROOF LEVEL

SCALE: 1/32" = 1'-0"

GROSS TO REMAIN = 928 SF
GROSS NEW = 9,986 SF

EXISTING GROSS AREA TO REMAIN
PROPOSED NEW GROSS AREA

GROSS AREA - EXISTING TO REMAIN	
LEVEL	AREA
GROUND LEVEL	20,877
LEVEL 2	23,346
LEVEL 3	16,349
LEVEL 4	11,115
LEVEL 5	11,115
LEVEL 6	11,115
LEVEL 7	11,115
LEVEL 8	11,115
LEVEL 9 (EXIST. ROOF)	10,270
ROOF LEVEL	928
	127,345 sq ft

GROSS AREA - NEW	
LEVEL	AREA
GROUND LEVEL	790
LEVEL 2	3,959
LEVEL 3	7,439
LEVEL 4	5,990
LEVEL 5	5,774
LEVEL 6	5,774
LEVEL 7	5,774
LEVEL 8	5,829
LEVEL 9 (EXIST. ROOF)	6,101
ROOF LEVEL	9,986
	57,416 sq ft

GROSS DIAGRAMS - PROPOSED

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A-026