



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

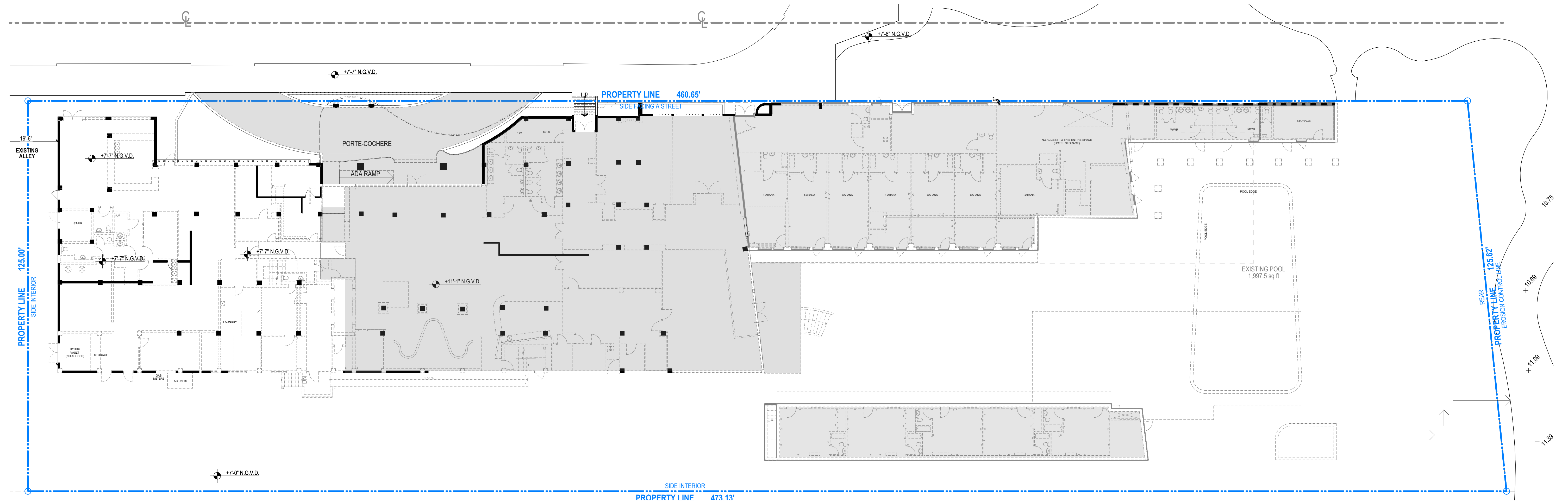
FINAL SUBMITTAL: 03/09/2025  
APPLICATION HPB No. 25- 0649

BVLGARI HOTEL  
MIAMI BEACH

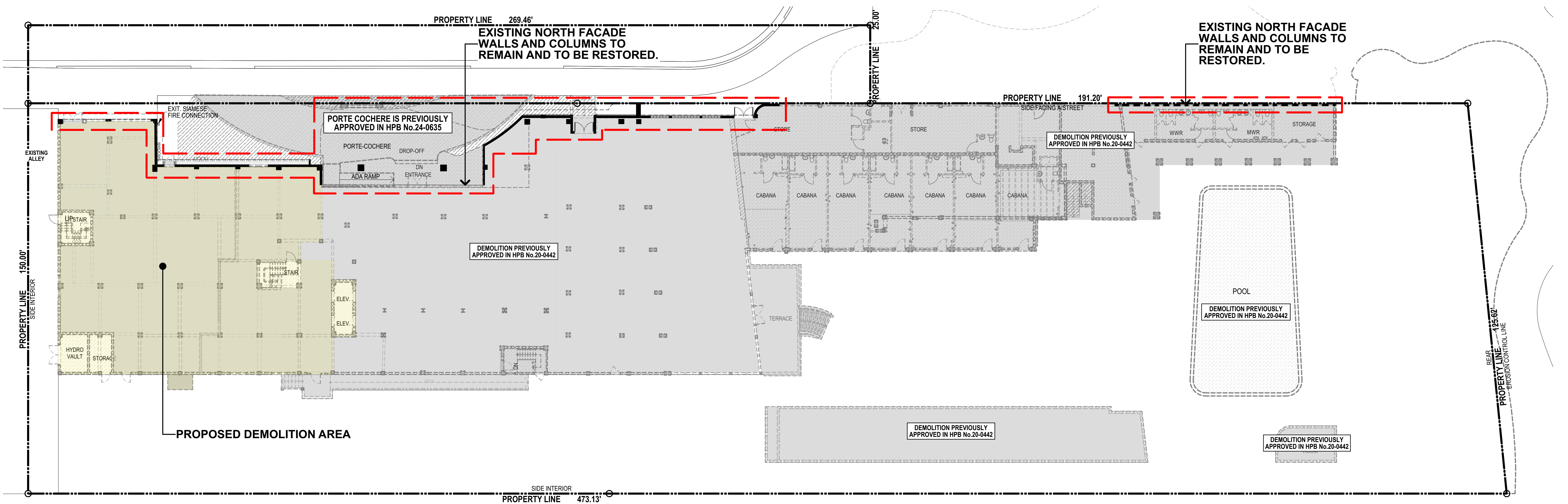
100 21ST STREET  
MIAMI BEACH, FLORIDA, 33139

HISTORIC PRESERVATION BOARD  
MAY 13, 2025





**PREVIOUSLY APPROVED**



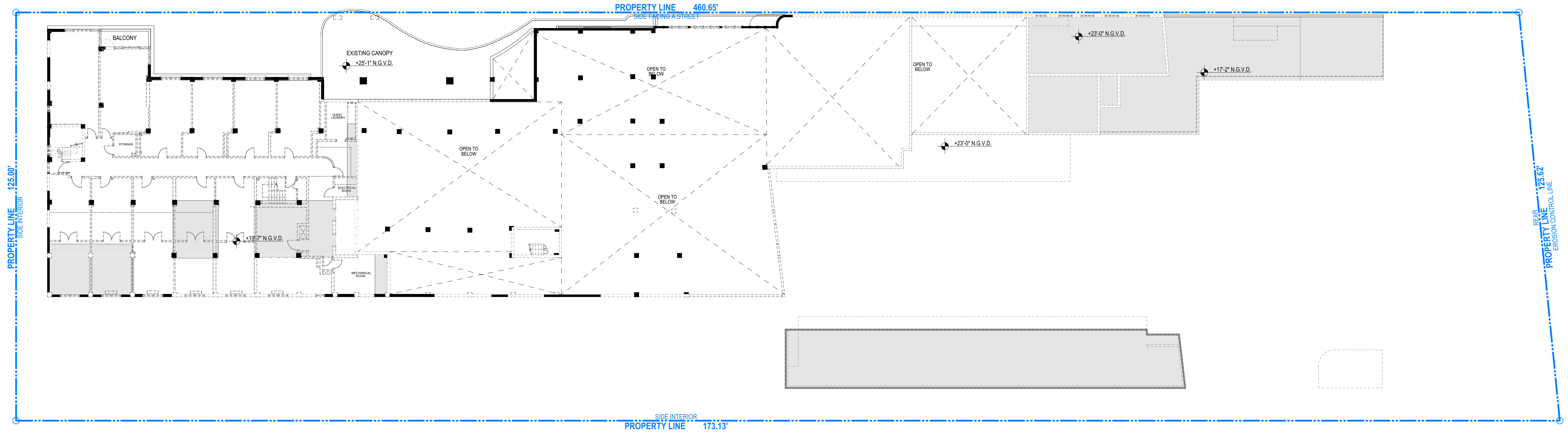
**PROPOSED**

-  PREVIOUSLY APPROVED DEMOLITION
-  PROPOSED DEMOLITION AREA

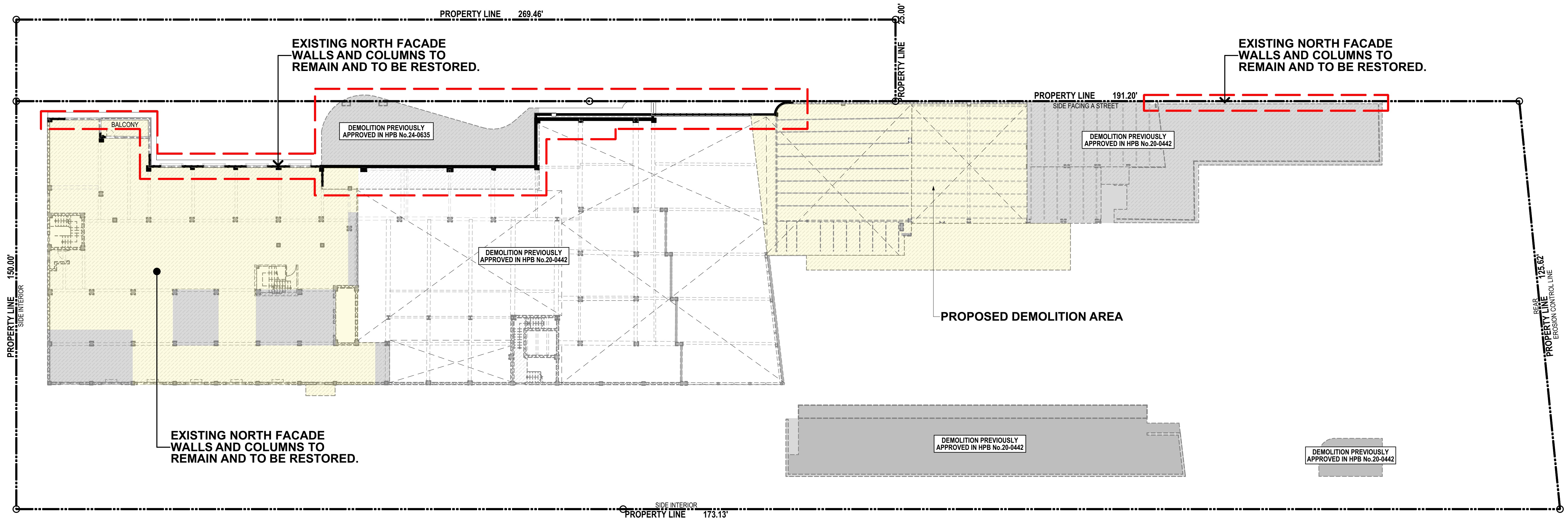
**LEVEL 1 - LOBBY - DEMOLITION PLAN**







**PREVIOUSLY APPROVED**

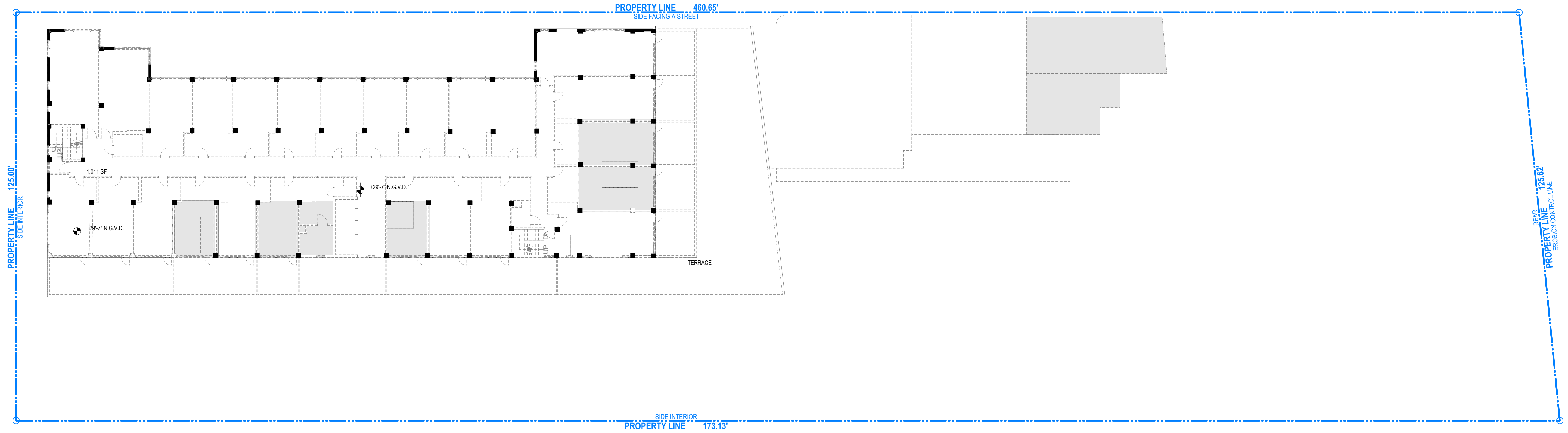


-  PREVIOUSLY APPROVED DEMOLITION
-  PROPOSED DEMOLITION AREA

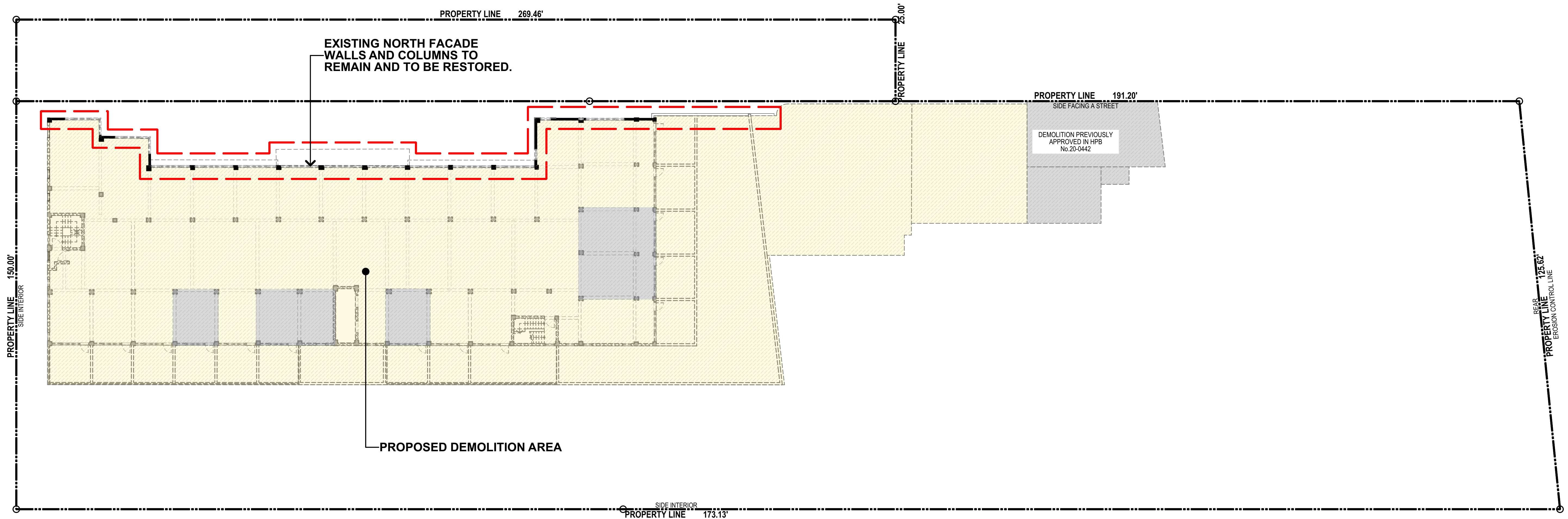
**LEVEL 2 - DEMOLITION PLAN**

**PROPOSED**





**PREVIOUSLY APPROVED**



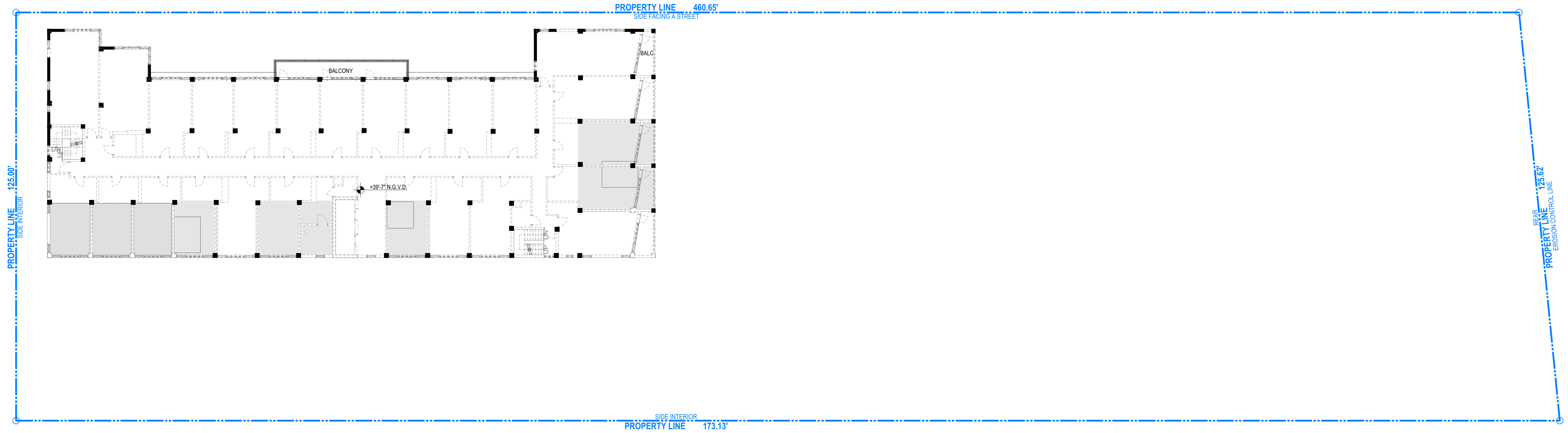
- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

**LEVEL 3 - DEMOLITION PLAN**

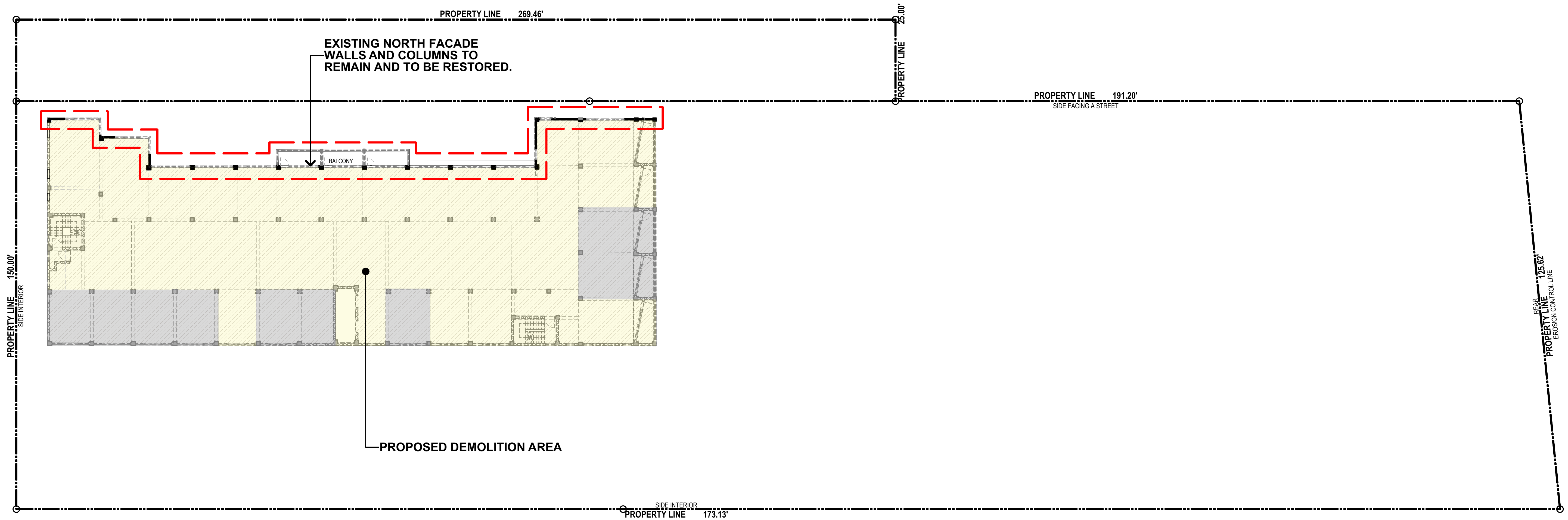
**PROPOSED**







PREVIOUSLY APPROVED



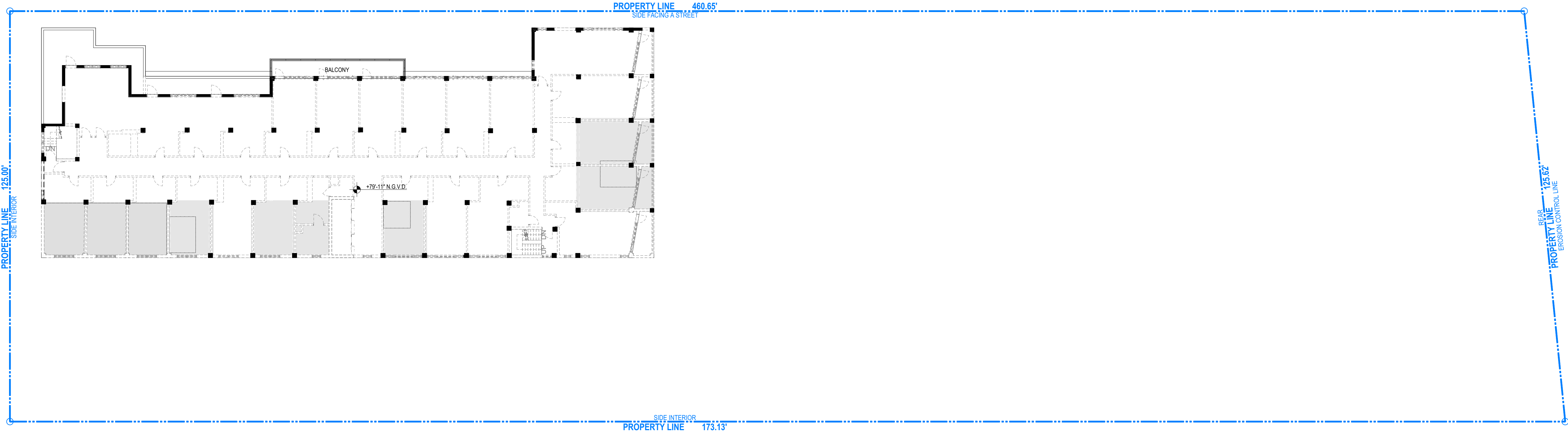
- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

LEVELS 4 THROUGH 7 - DEMOLITION PLAN

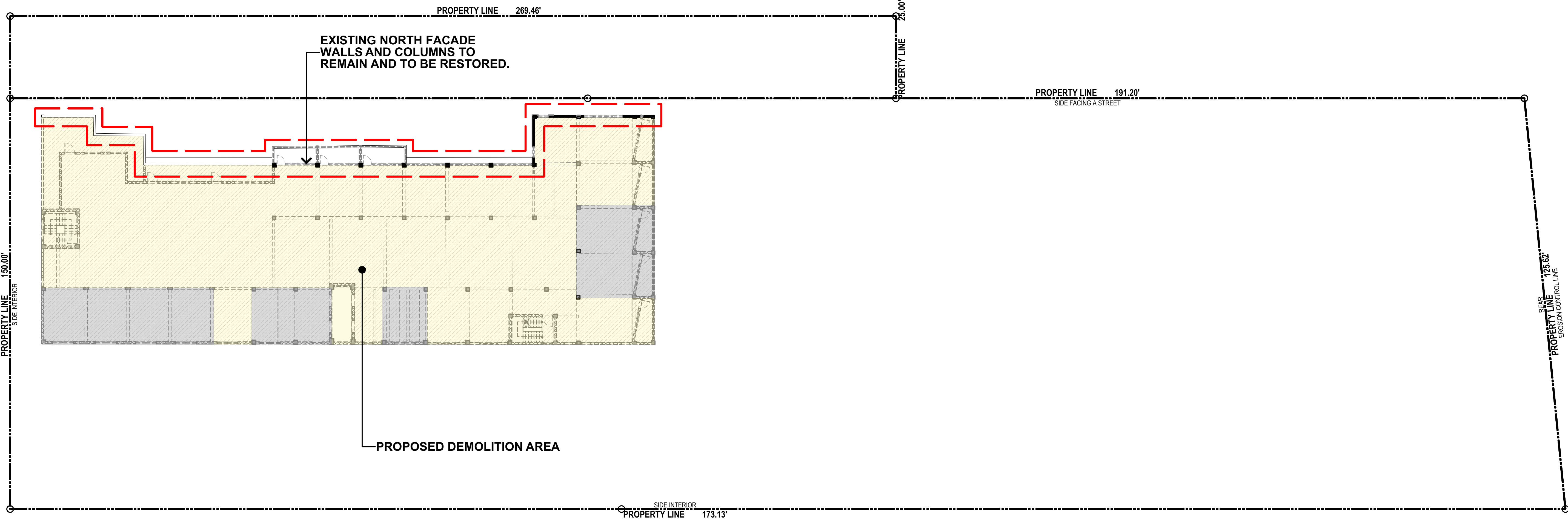
PROPOSED







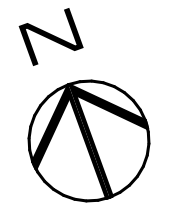
PREVIOUSLY APPROVED



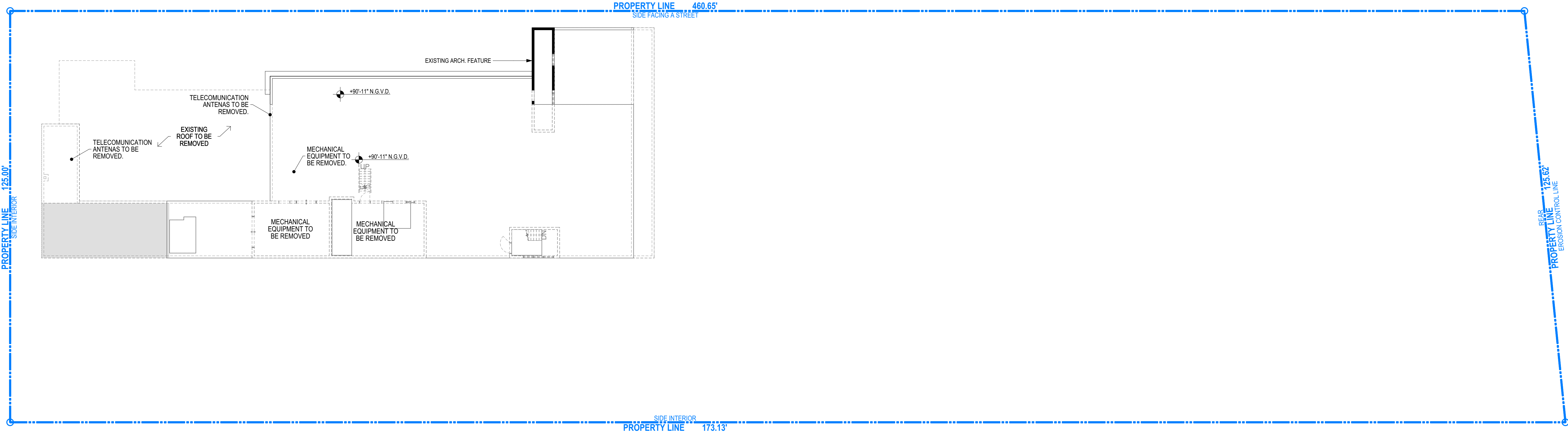
- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

LEVEL 8 - DEMOLITION PLAN

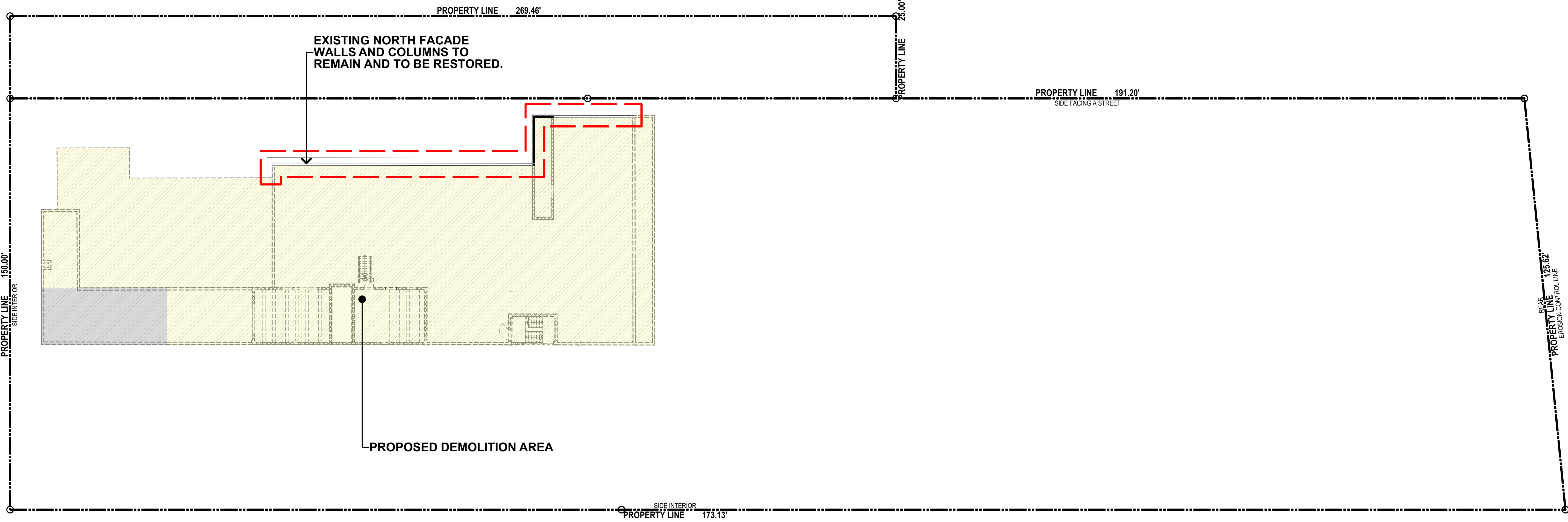
PROPOSED







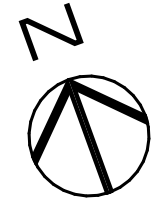
PREVIOUSLY APPROVED



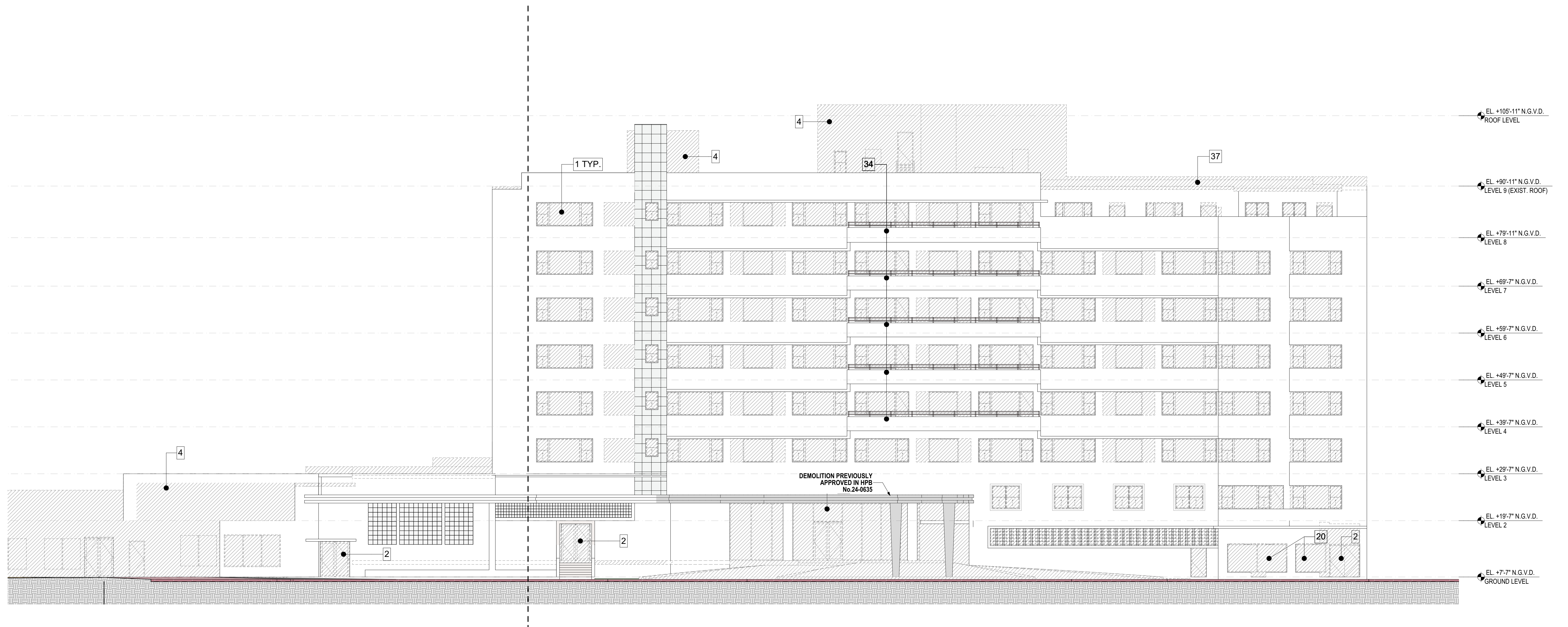
- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

ROOF - DEMOLITION PLAN

PROPOSED







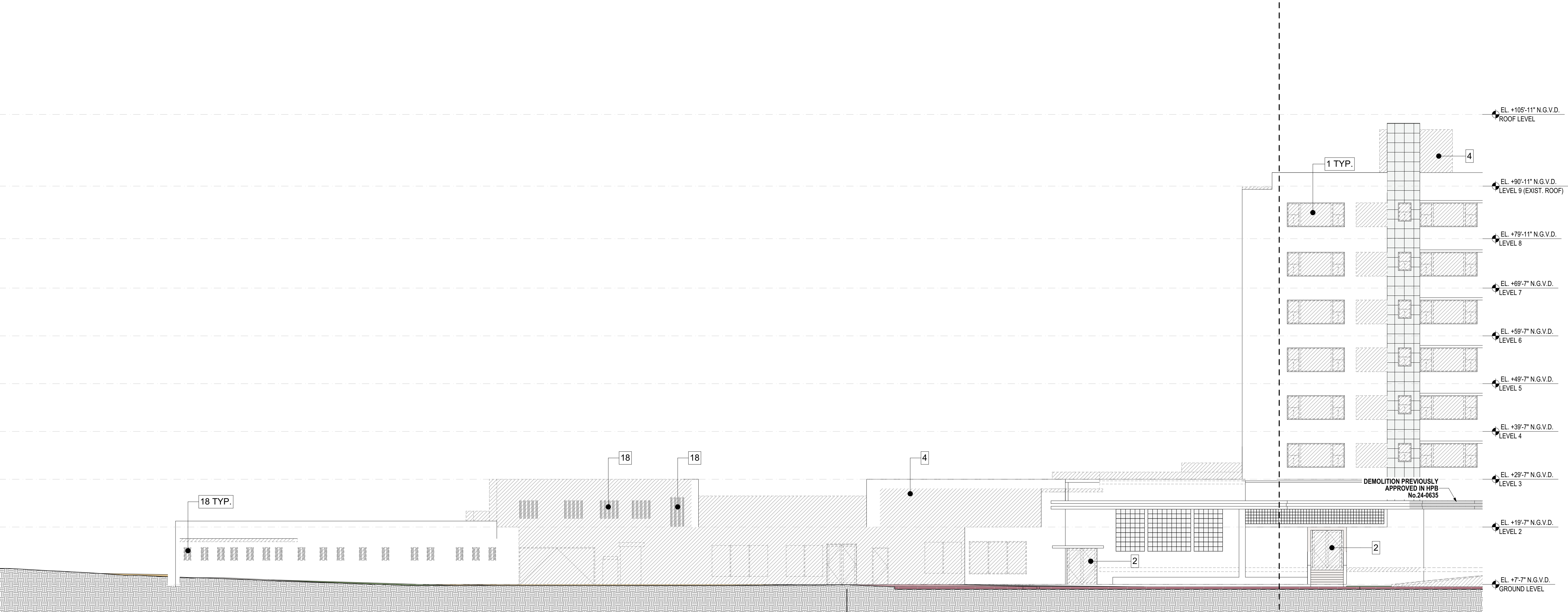
**PREVIOUSLY APPROVED**

**PROPOSED  
NO CHANGES**

**PARTIAL NORTH ELEVATION | WEST**

**FOR REFERENCE ONLY - NO CHANGES**

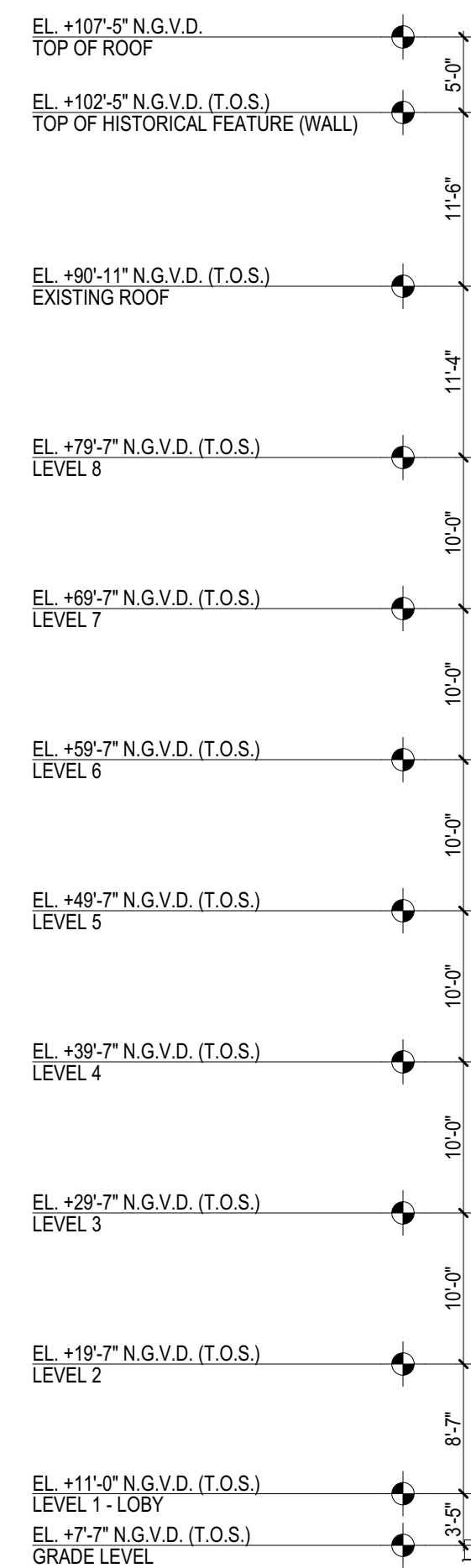




**PREVIOUSLY APPROVED**

**PROPOSED  
NO CHANGES**





SOUTH-WEST PROPERTY LINE  
SIDE INTERIOR

PREVIOUSLY APPROVED



PROPOSED DEMOLITION AREA

- PREVIOUSLY APPROVED DEMOLITION
- PROPOSED DEMOLITION AREA

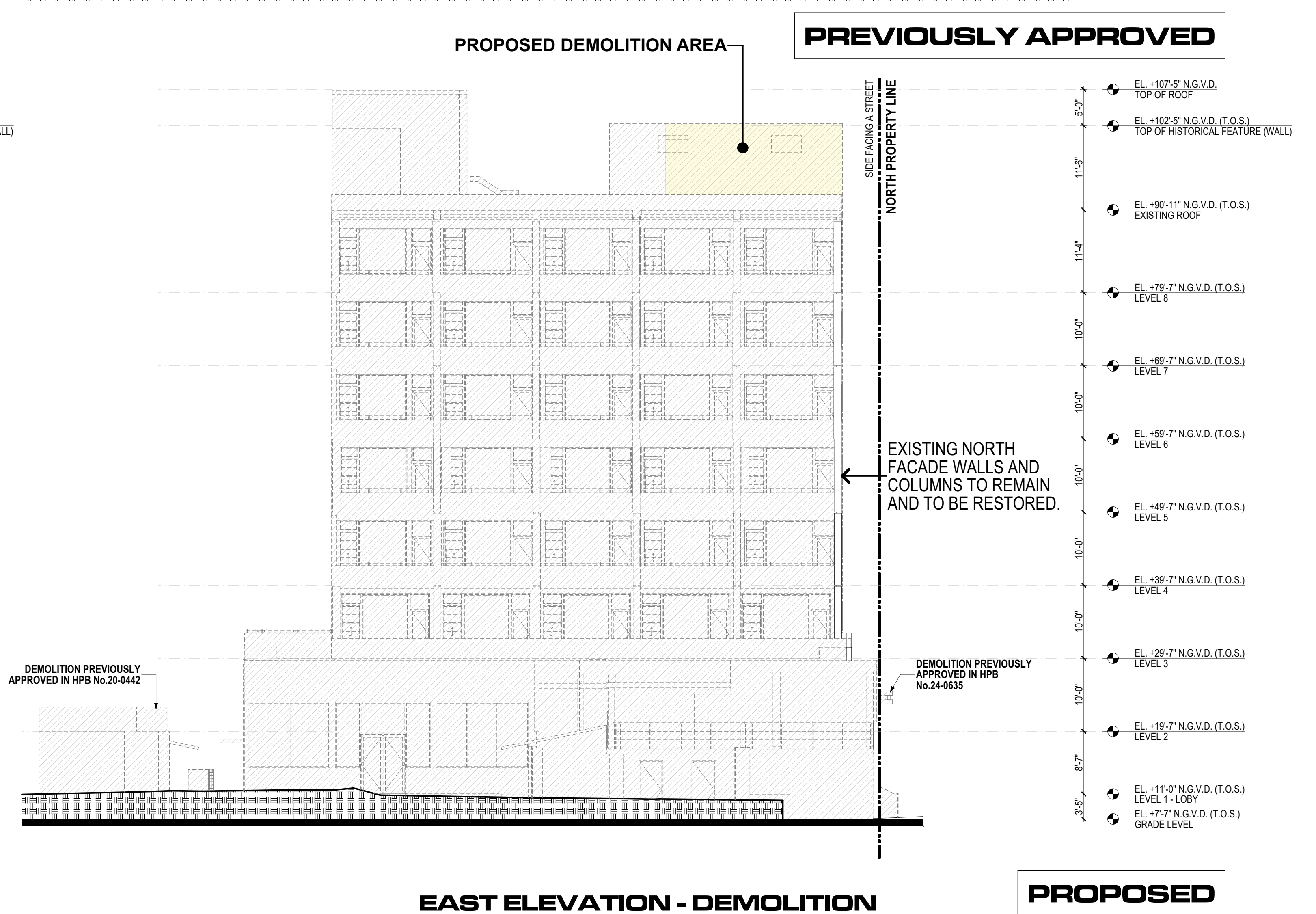
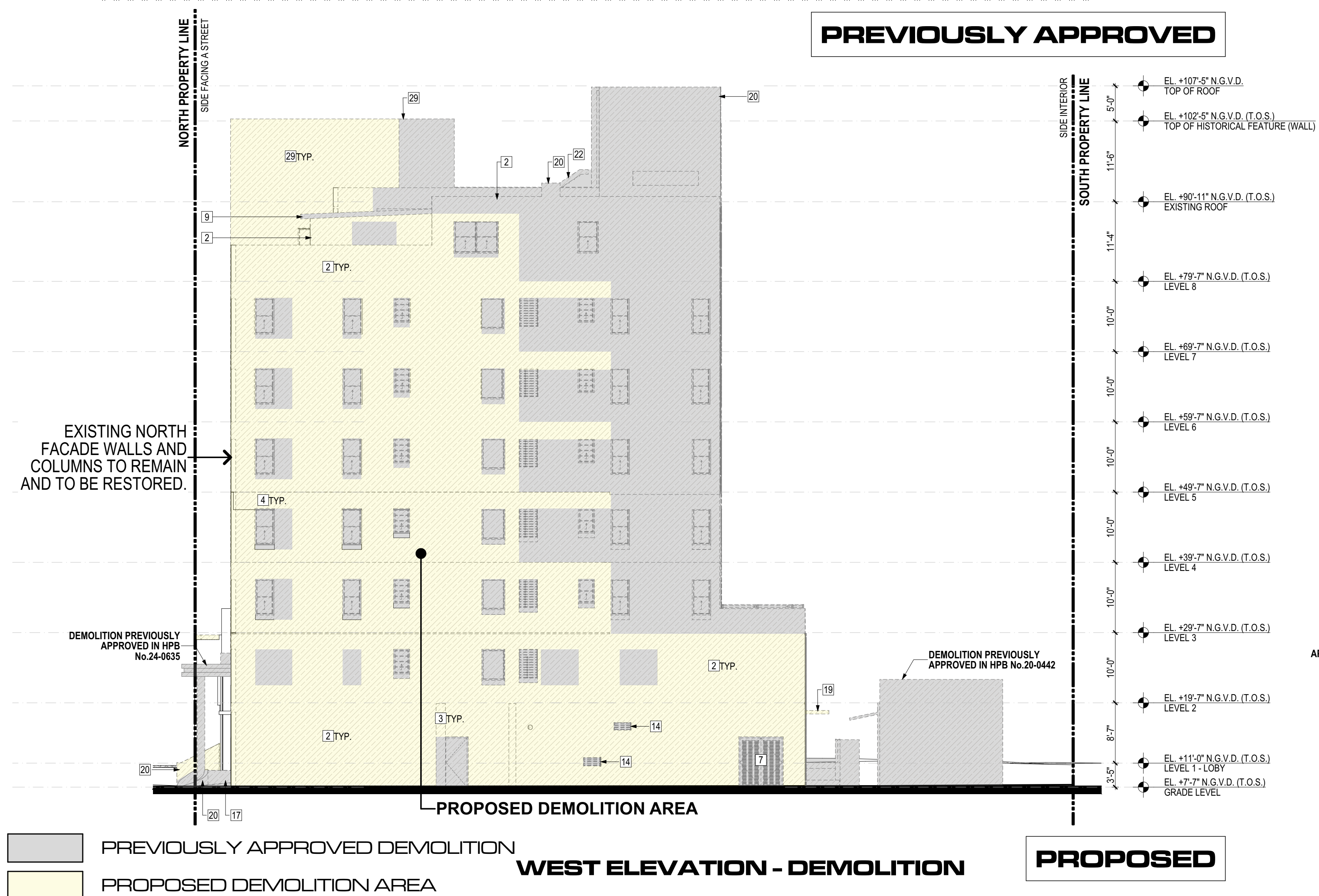
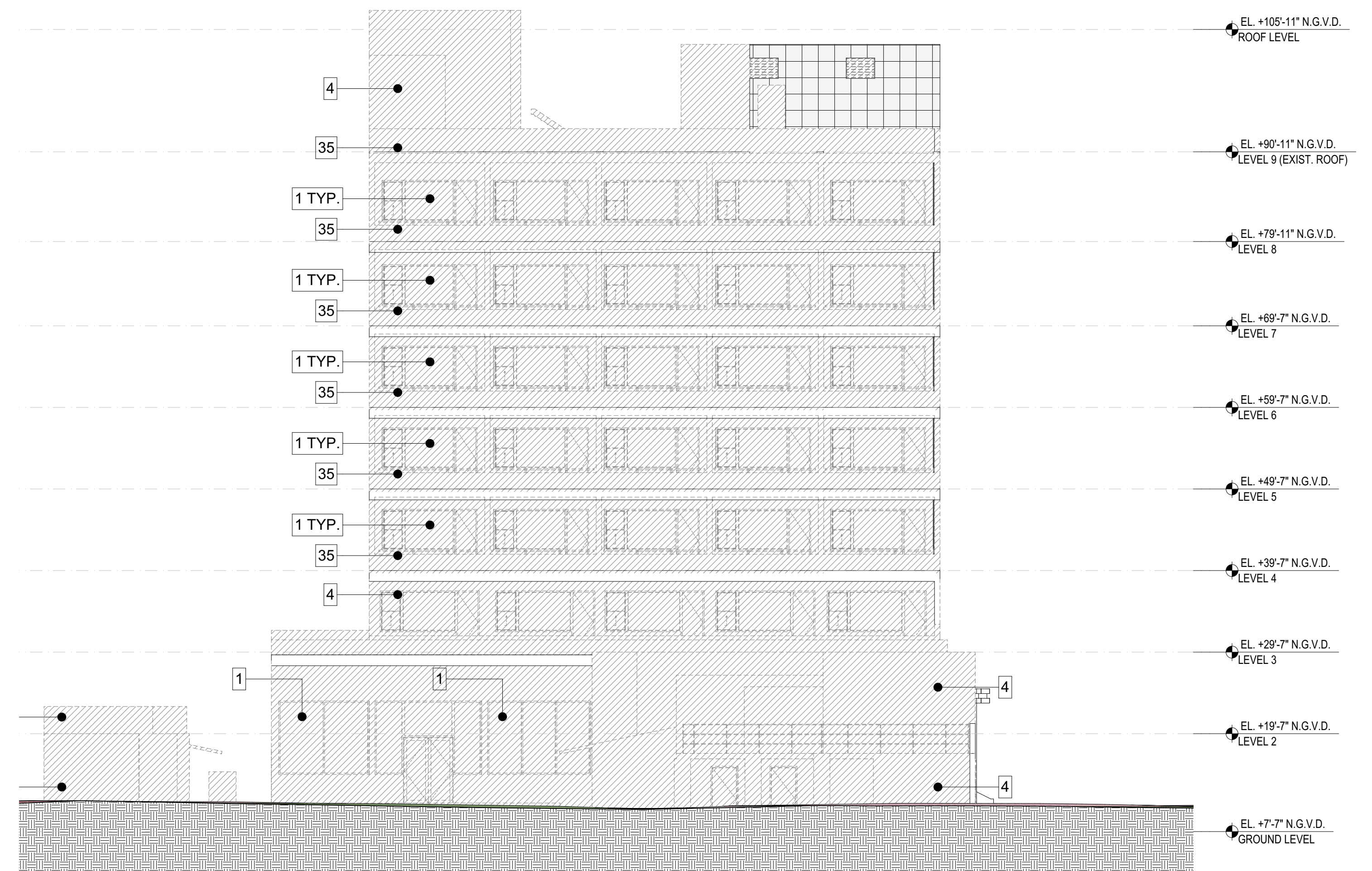
SOUTH ELEVATION - DEMOLITION

PROPOSED



**FOR REFERENCE ONLY - NO CHANGES**







# **SHORING PLANS**



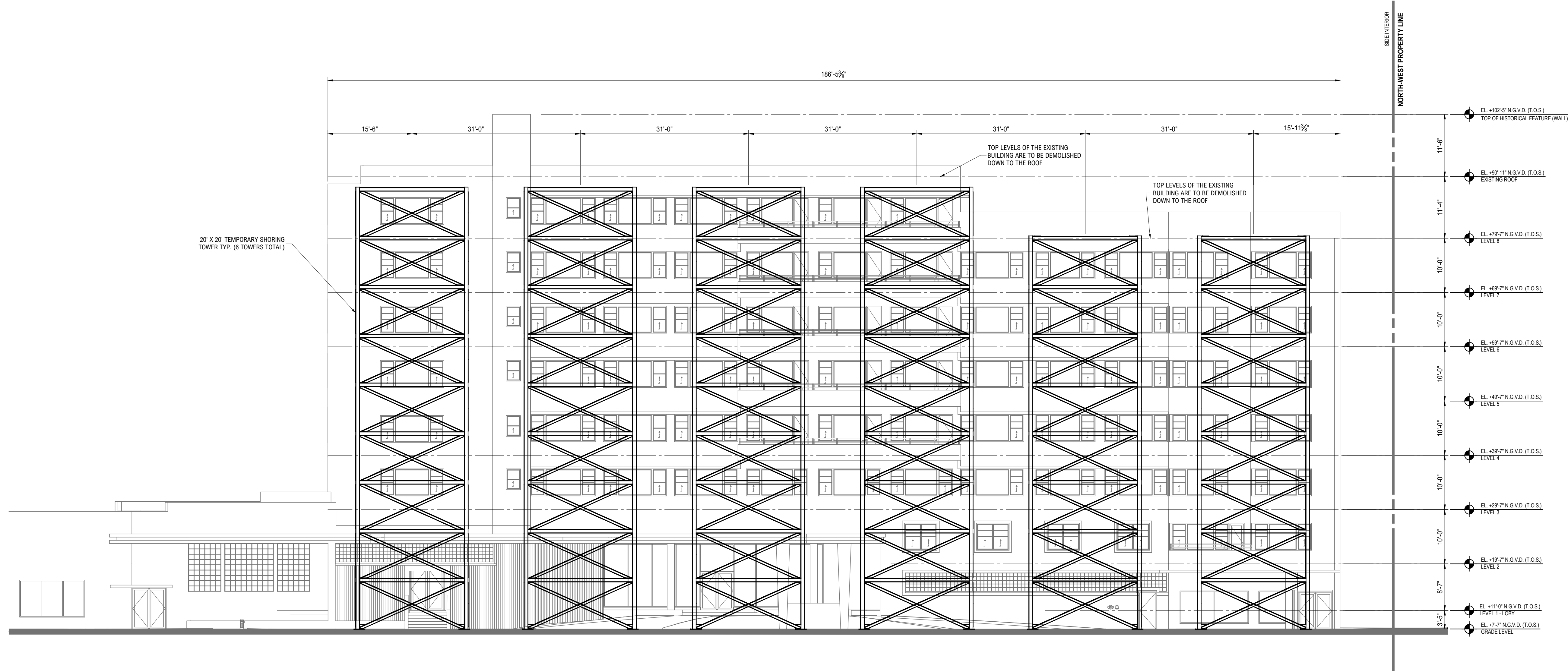


DRAWING NO.

**X-100**



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

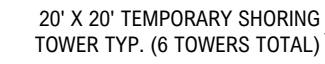


**1** TEMPORARY SHORING TOWER NORTH ELEVATION VIEW  
X-200 SCALE: 3/32" = 1'-0"

CONCEPT DRAWING  
NOT FOR CONSTRUCTION  
MARCH 11, 2025

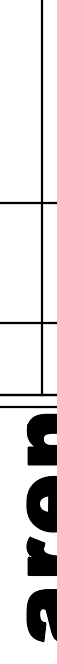
<b>McLaren</b> KCI A DIVISION OF KCI KCI Technologies Inc. - FL Co/A #4898 201 N. Magnolia Ave., Suite 101 Orlando, FL 32801 T: 407.354.5411 www.kci.com		NO.	DATE	REVISION	BY
PROJECT <b>BVLGARI HOTEL SHORING TOWERS</b> 100 21ST STREET MIAMI BEACH, FL 33139		SHEET TITLE <b>TEMPORARY SHORING TOWER ELEVATION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





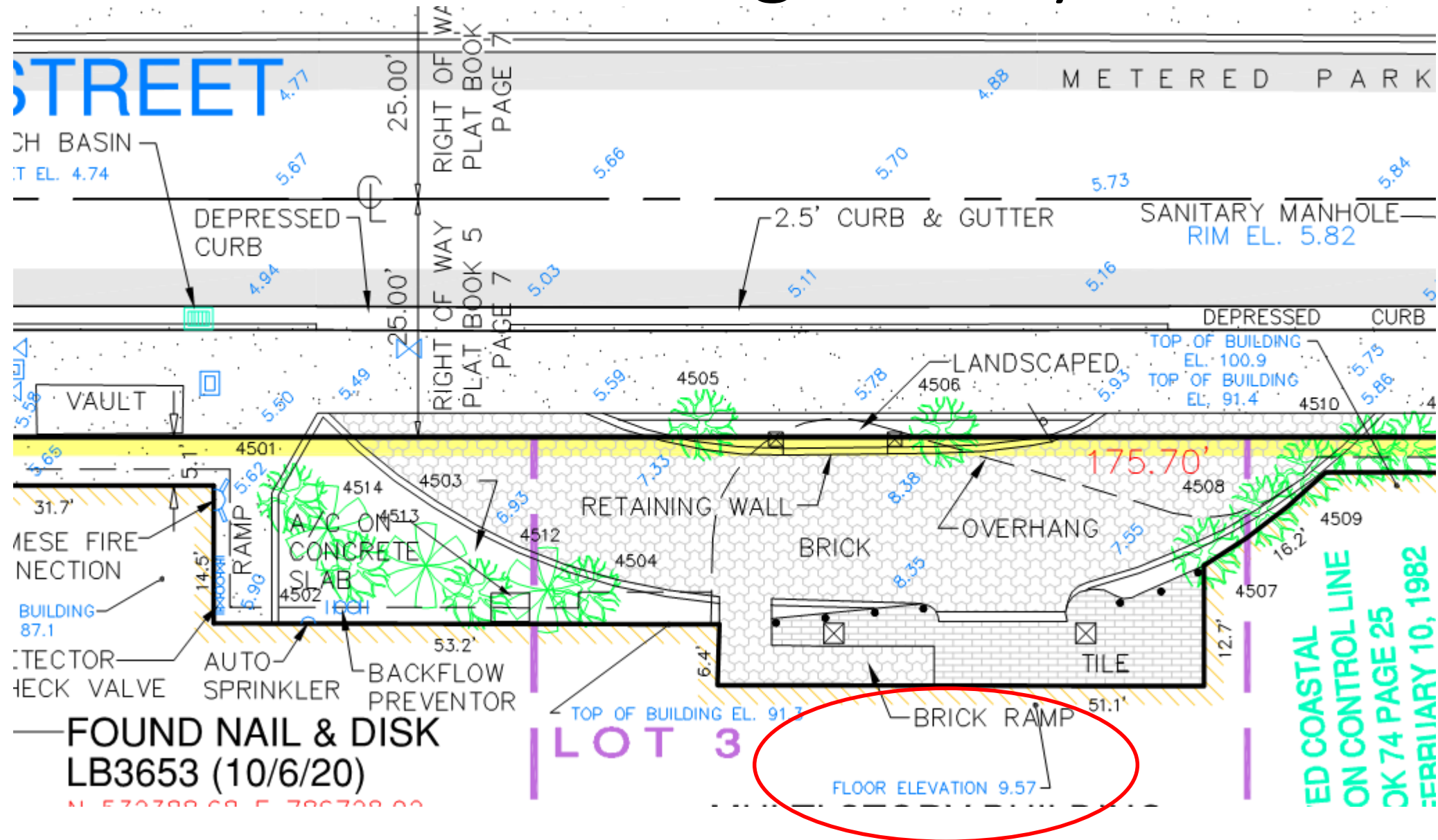
SCALE: 3/16" = 1'-0"

CONCEPT DRAWING  
NOT FOR CONSTRUCTION  
MARCH 11, 2025

 <b>McLaren</b> KCI A DIVISION OF KCI KCI Technologies Inc. - FL CofA #4896 201 N. Magnolia Ave., Suite 101 Clearwater, FL 34684 U.S.A. T: 407.354.1511    www.kci.com		NO.	DATE	REVISION	BY
PROJECT		BVLGARI HOTEL SHORING TOWERS 100 21ST STREET MIAMI BEACH, FL 33139			
SHEET TITLE		TYP. TEMPORARY SHORING TOWER ISOMETRIC VIEW			
PROJECT NO. 00044394 SCALE AS NOTED DATE 3/11/2025 DRAWN BY LWB CHECKED BY ACH		DRAWING NO. <b>X-201</b>			
3	OF	3	SHTS		

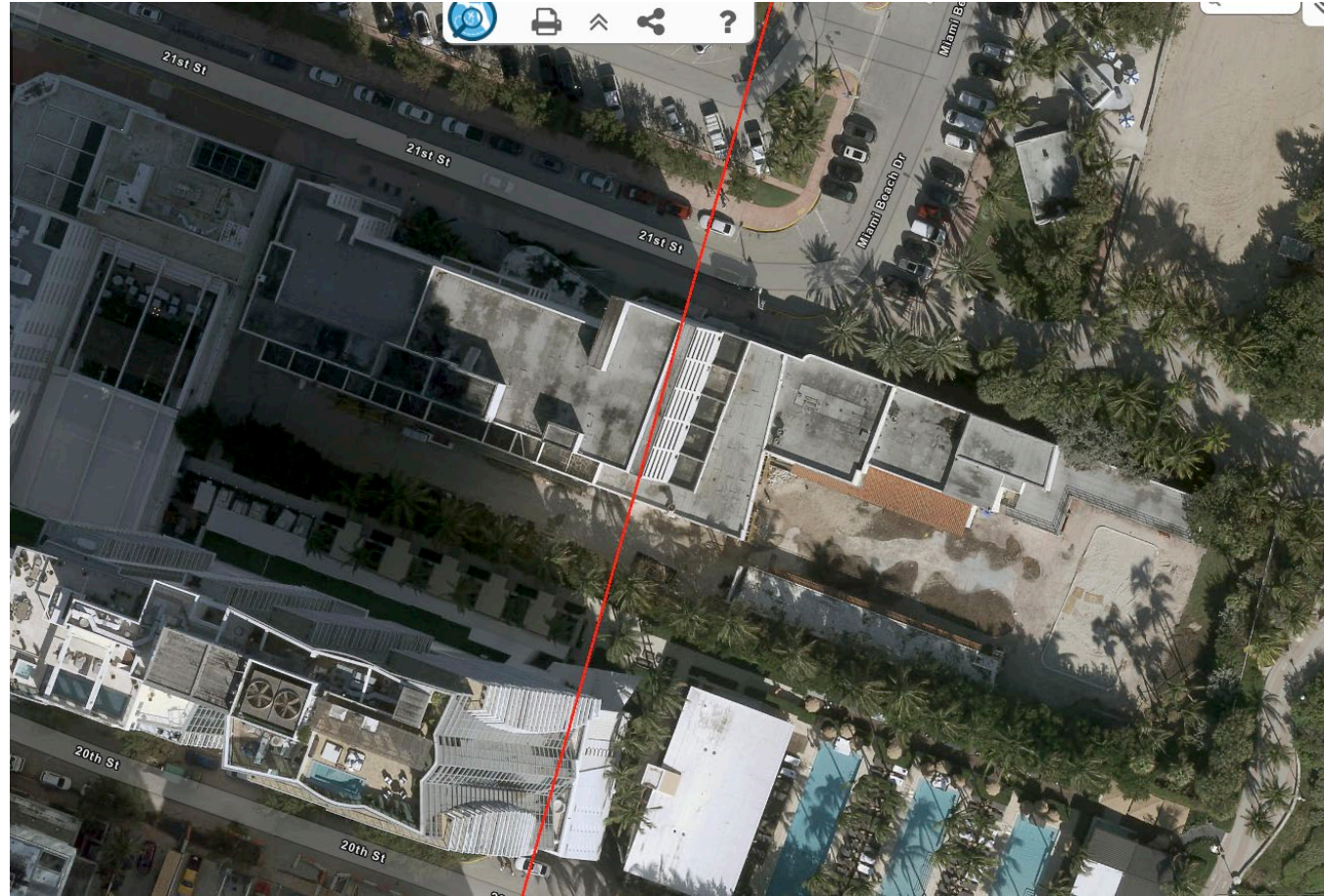


# Building Survey





# 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**

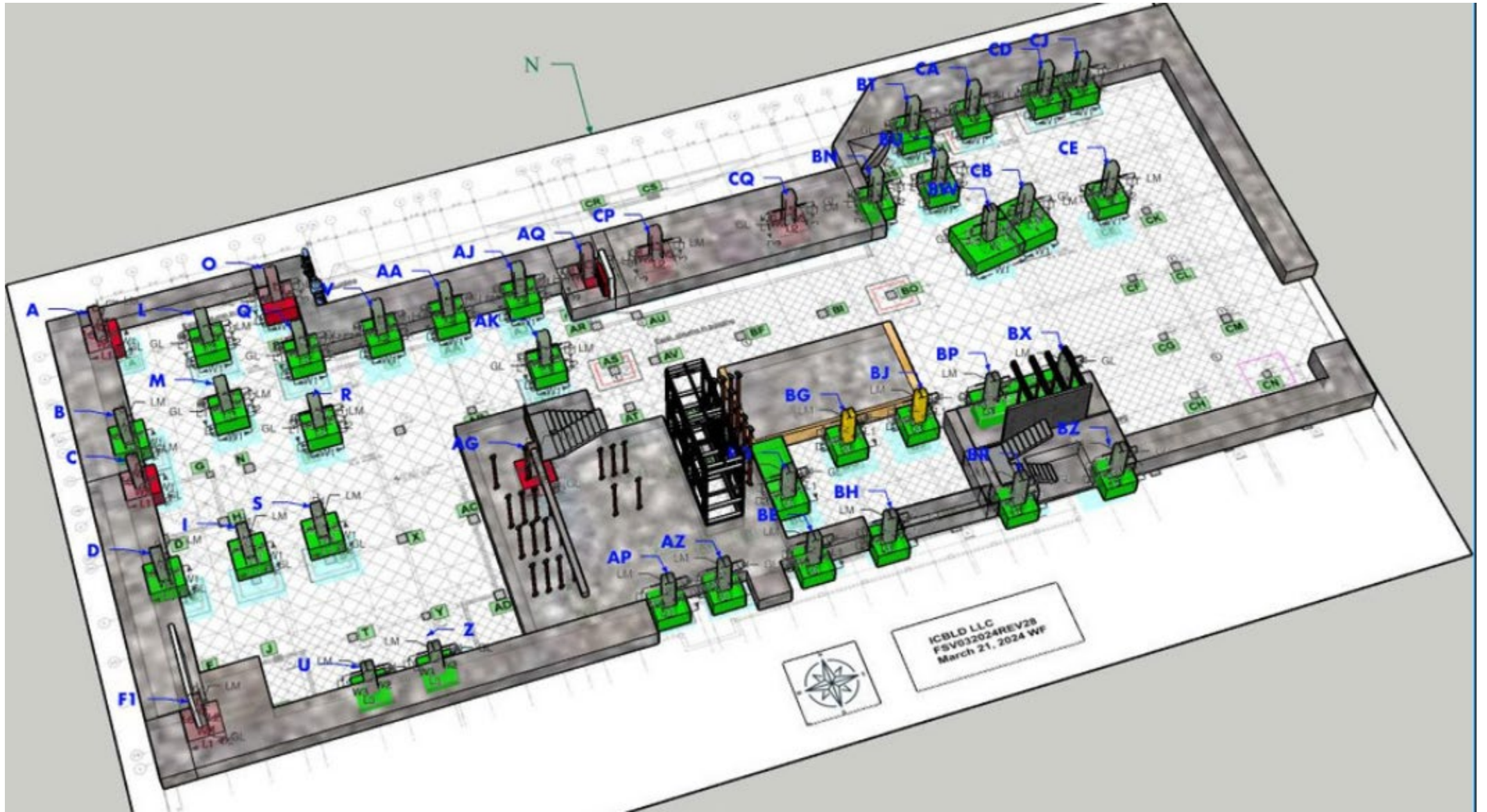
ELEVATION CERTIFICATE  
AND  
INSTRUCTIONS



Erosion elevation @ our site is 3.2' NGVD

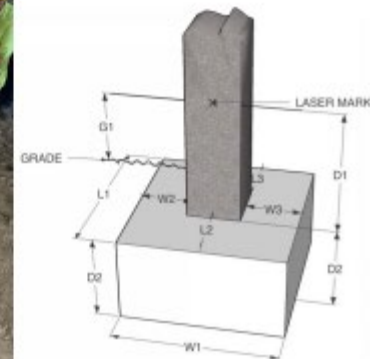


# Foundation Excavation





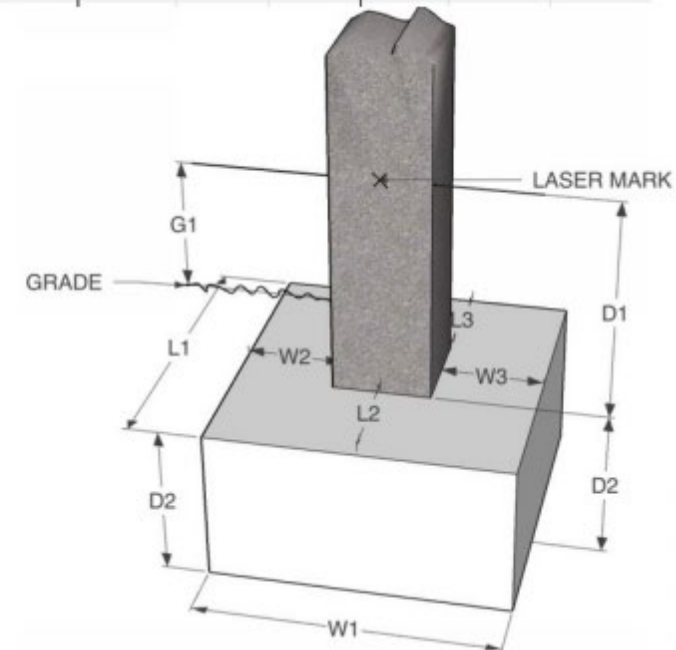
Column	INT/EXT	Orientation	G1	D1	D2	L1	L2	L3	W1	W2	W3
AK	INTERNAL	EAST	5' 1"	7' 1/2"	2'	9' 9"	3' 10"	4' 5 1/2"	9' 11"	4' 3 1/2"	4' 1 1/2"







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'

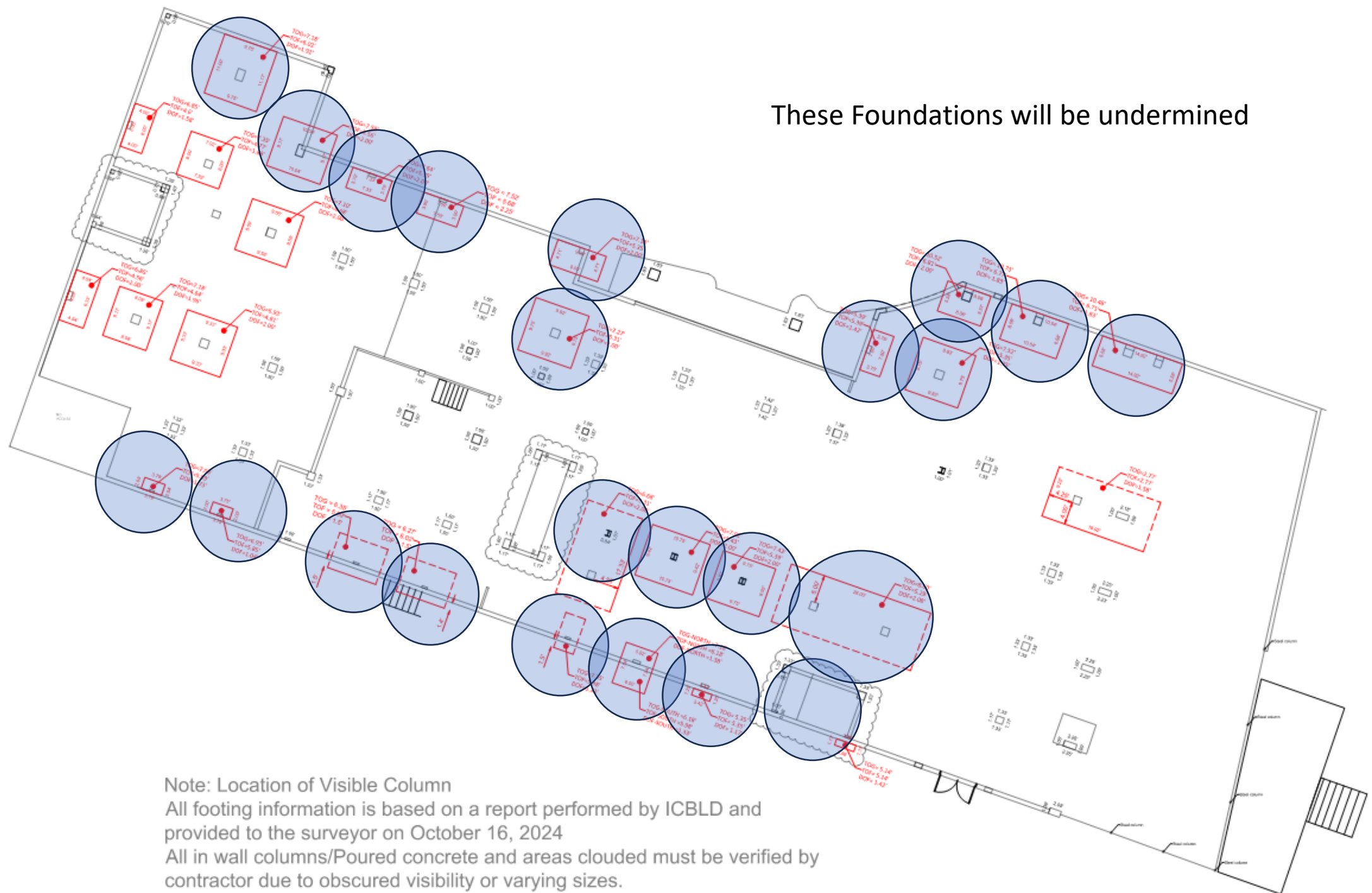


No Deep Foundations  
only Shallow Foundations





## 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

