

Historic Preservation Board File No. 21-0481

1901 Collins Avenue Shore Club



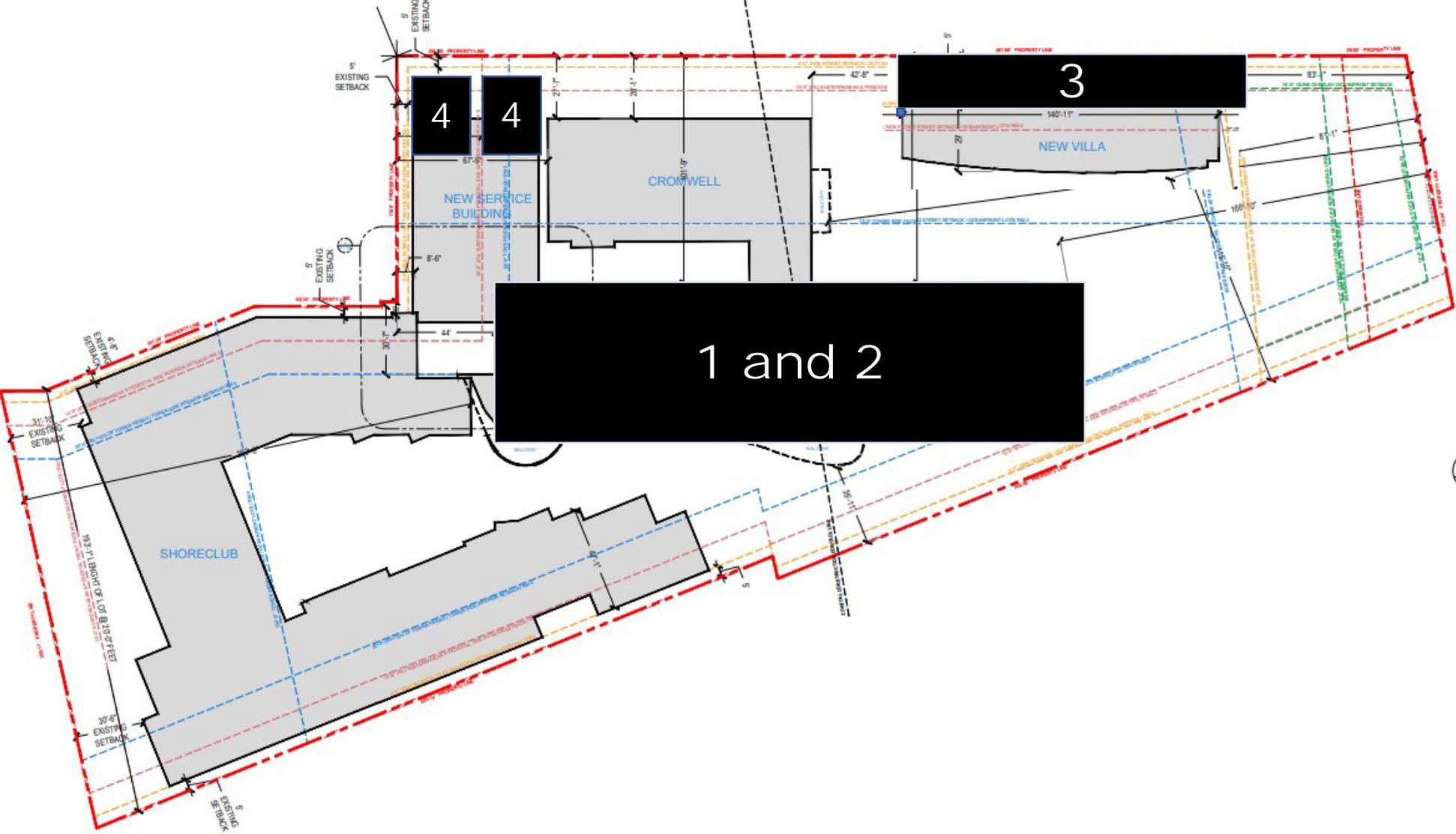
Presentation by Law Offices of Kent Harrison Robbins, P.A.
on behalf of the Setai 1808, LLC, Setai 2204, LLC, Setai Unit 2304
LLC, and Dr. Stephen Soloway.

May 10, 2022

FOUR PARTS TO A COMPLEX PROBLEM:

1. CONTEXT
2. SCALE OF TOWER
3. VILLA SETBACK
4. LOADING

1. CONTEXT 2. SCALE OF TOWER 3. VILLA SETBACK 4. LOADING

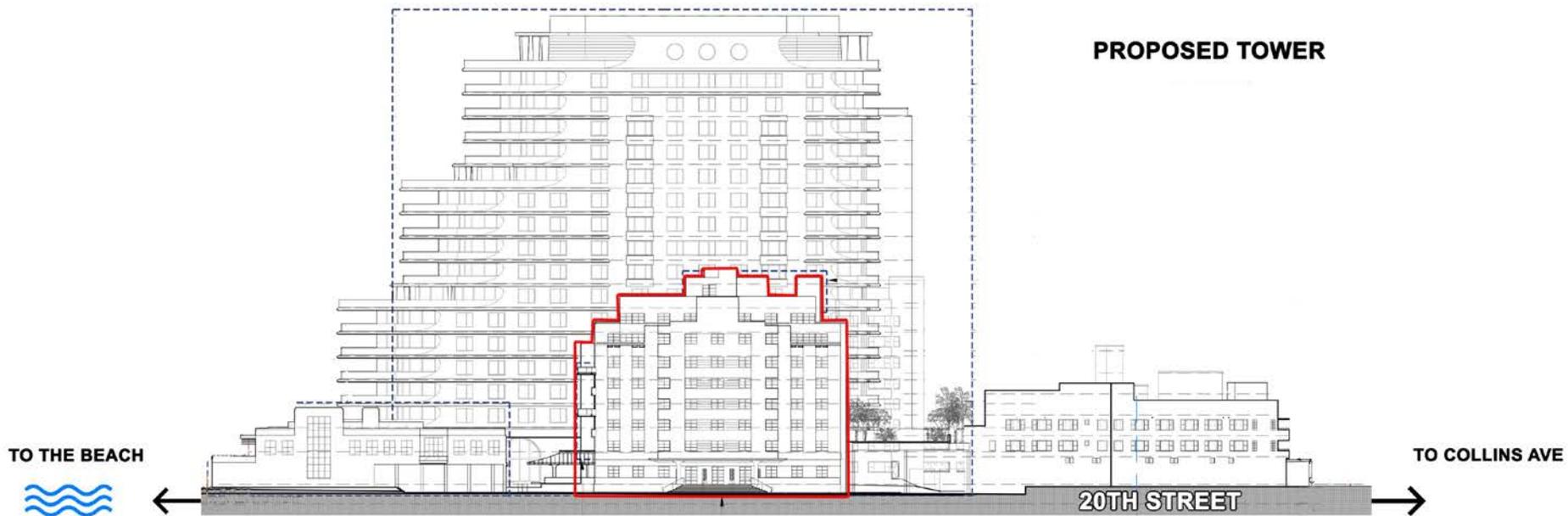
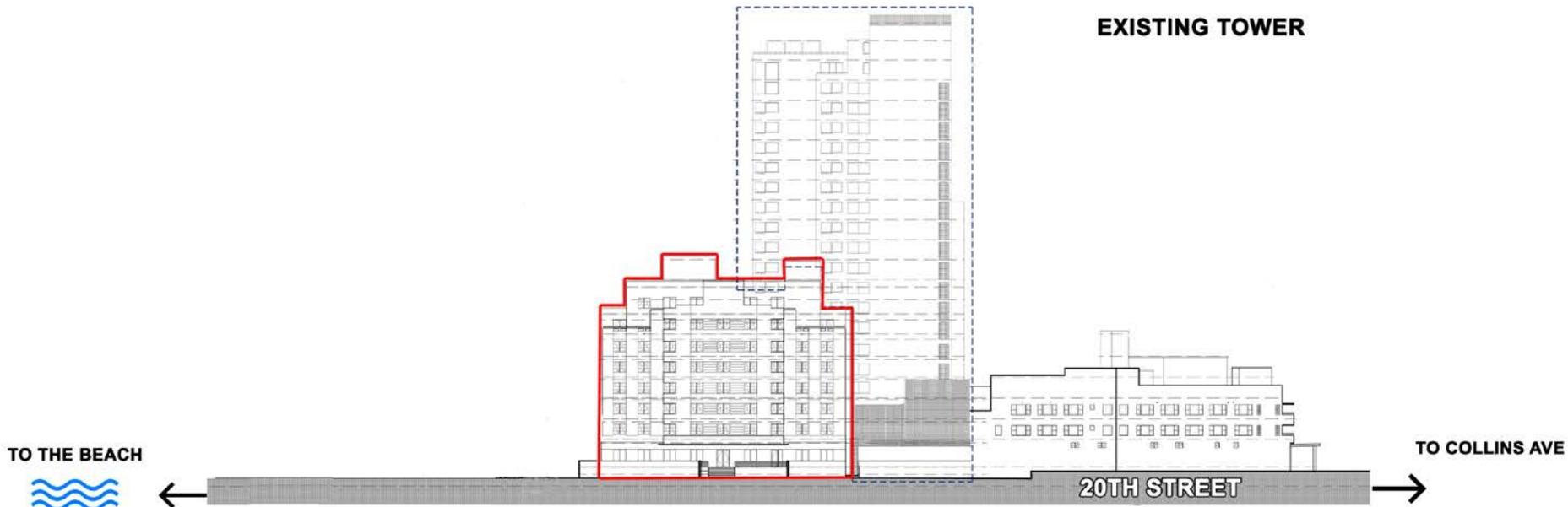


SHORE CLUB
PROPOSED
NORTH ELEVATION





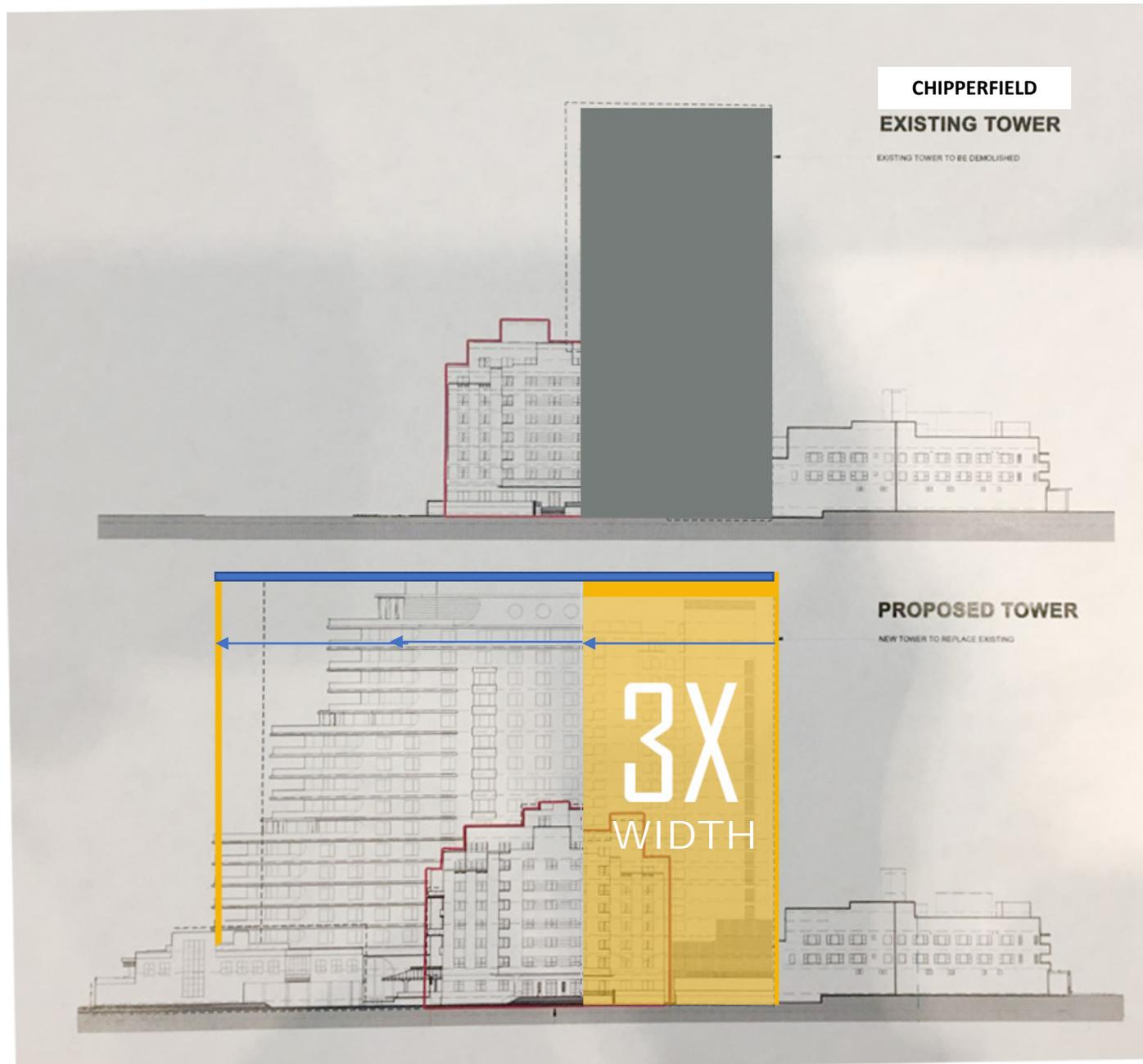
A4.25 of Applicant's Final (4/18/22) Submission Plans



NEW
BUILDING
WILL BE

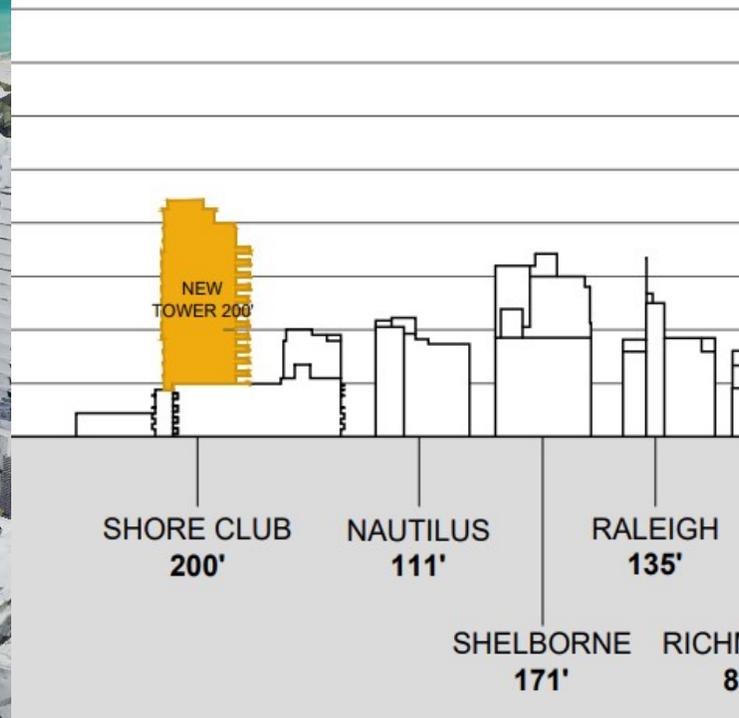
3X

THE WIDTH
OF THE
EXISTING
SHORECLUB
TOWER



PROMINENT URBAN BLOCK





A PROMINENT URBAN CITY BLOCK WITH BUILDINGS FROM THE LUMINARIES OF THIS HISTORIC DISTRICT ALL IN CONTEXT WITH EACH OTHER

- 7 Stories 1939 Robert Taylor Cromwell
- 3 Stories 1949 Albert Anis/Mel Grossman Shore Club
- 8 Stories 1955 Mel Grossman
- 20 Stories 1998 Chipperfield Tower

NAUTILUS AND SHELBORNE by MORRIS LAPIDUS and/or IGOR POLEVITSKY

The Applicant submitted an Historic Resource Report which does **NOT** address the **IMPACT** of the **PROPOSED INFILL DEVELOPMENT** on the site.

The Applicant's Proposal Negates and Denies our History.

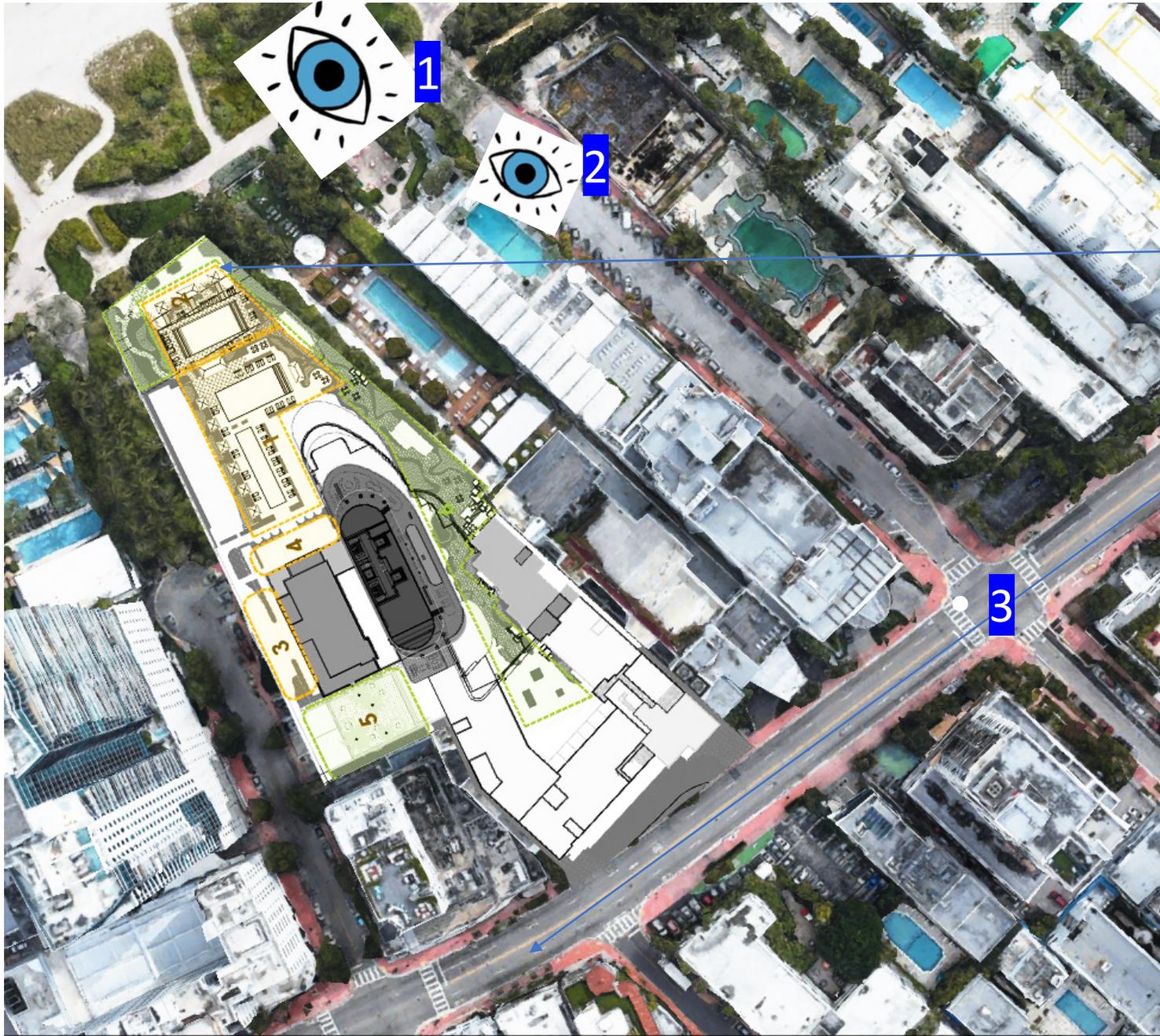


NORTH ELEVATION

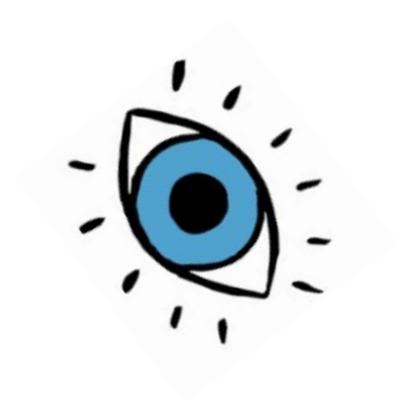


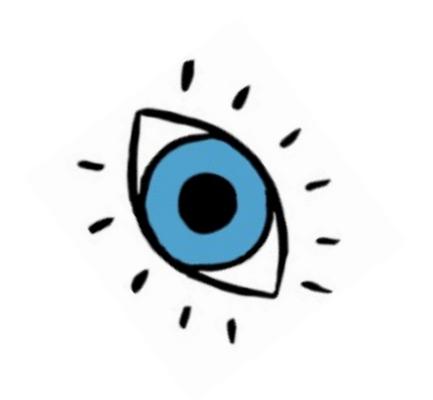
SOUTH ELEVATION

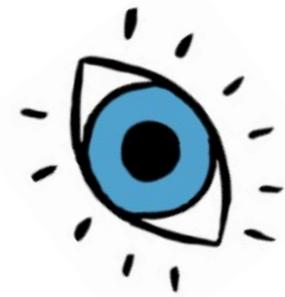
THREE VIEW CORRIDORS FROM SOUTH NOT STUDIED

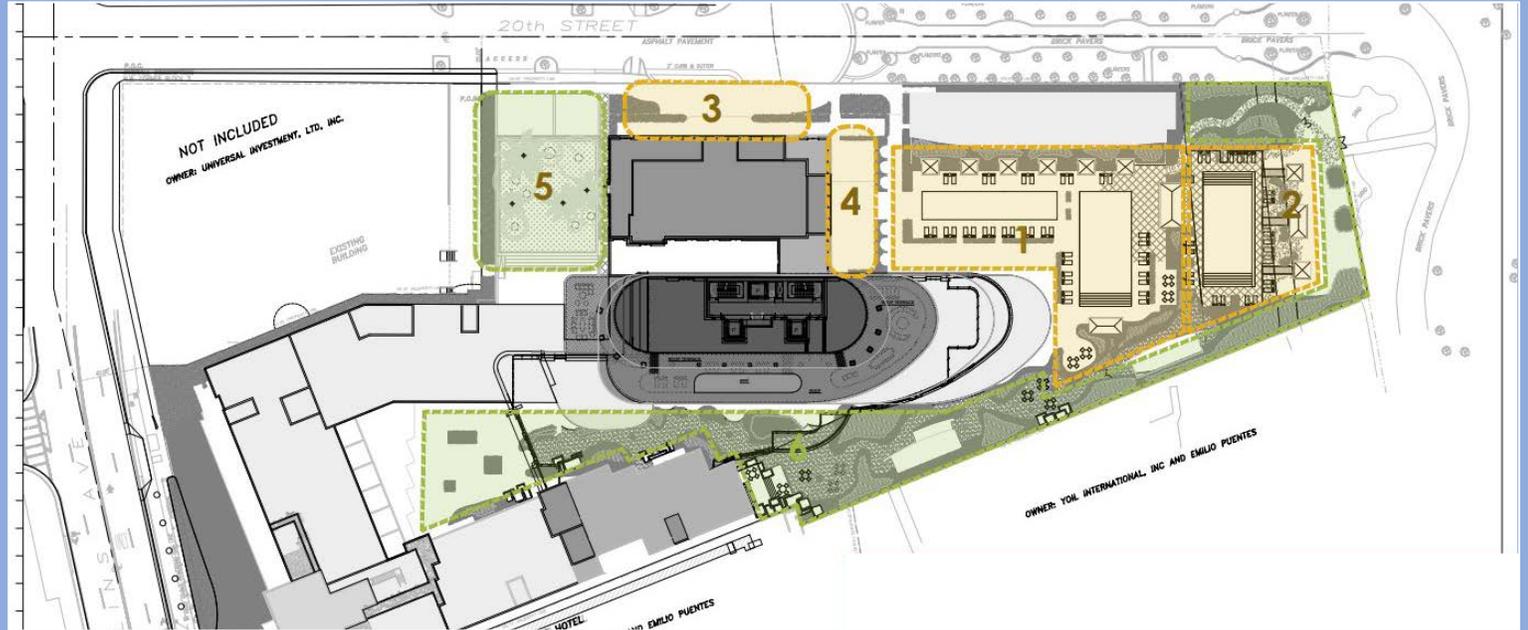


1. Beachwalk
2. 19th Street
3. Pedestrian Views Along Collins (Walking South to North)





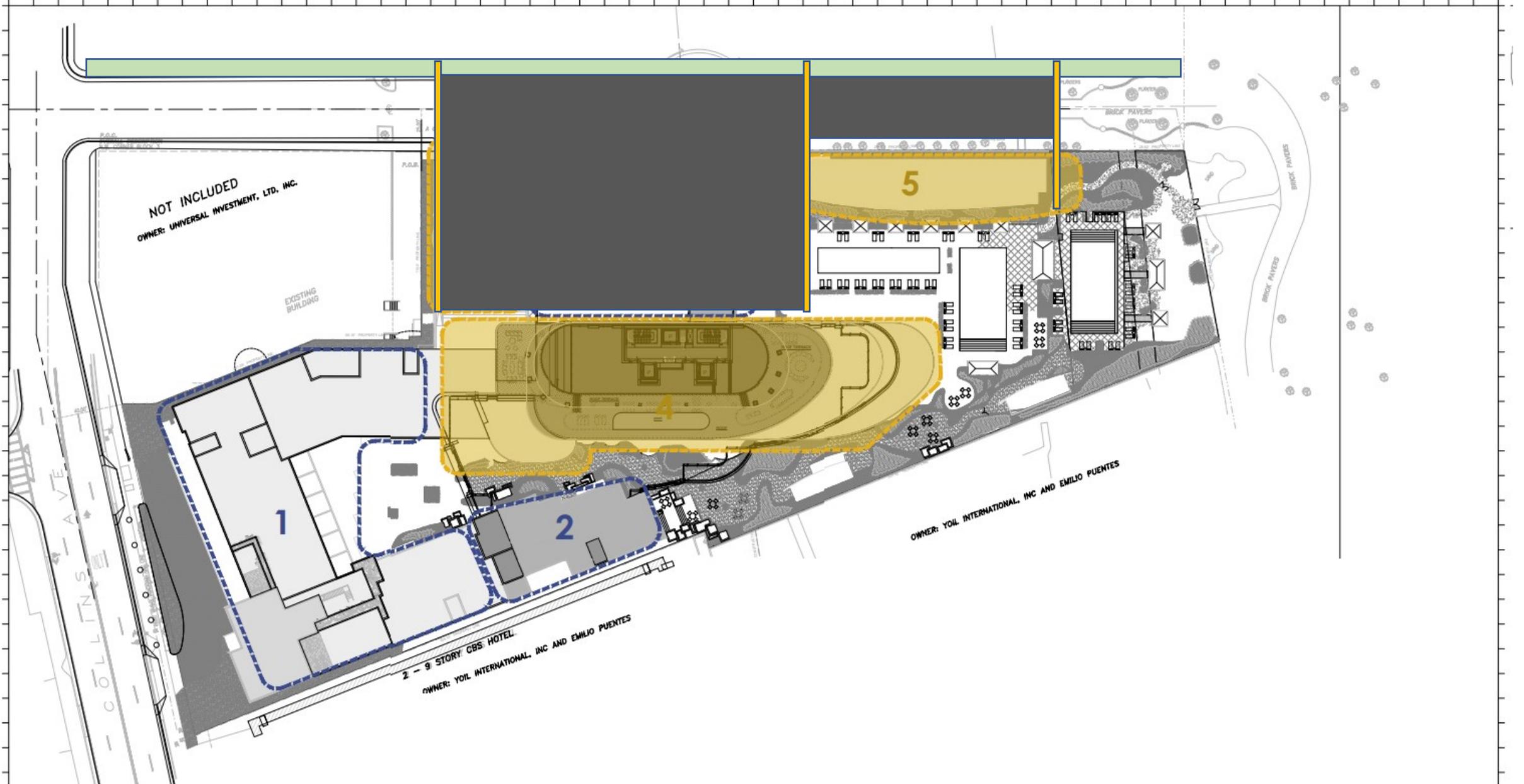




BEACH ACCESS IN SHADE

- FROM APPLICANT'S SUBMISSION NORTH ELEVATION

PEDESTRIAN ACCESSWAY TO BEACH IS +/- 50% IN SHADE



PROPOSED
FOOD & BEVERAGE
SEATING

SHORE CLUB BUILDING

Bar: 40 Seats

Total Seating of Shore Club Building: 40 Seats

GROSSMAN BUILDING

Indoor Dining: 53 Seats

Outdoor Dining: 10 Seats

Total Seating of Grossman Building: 63 Seats

CROMWELL BUILDING

Indoor Dining: 135 Seats

Outdoor Dining: 112 Seats

Bar: 57 Seats

Total Seating of Cromwell Building: 304 Seats

NEW RESIDENTIAL TOWER

Indoor Dining: 197 Seats

Outdoor Lounge: 74 Seats

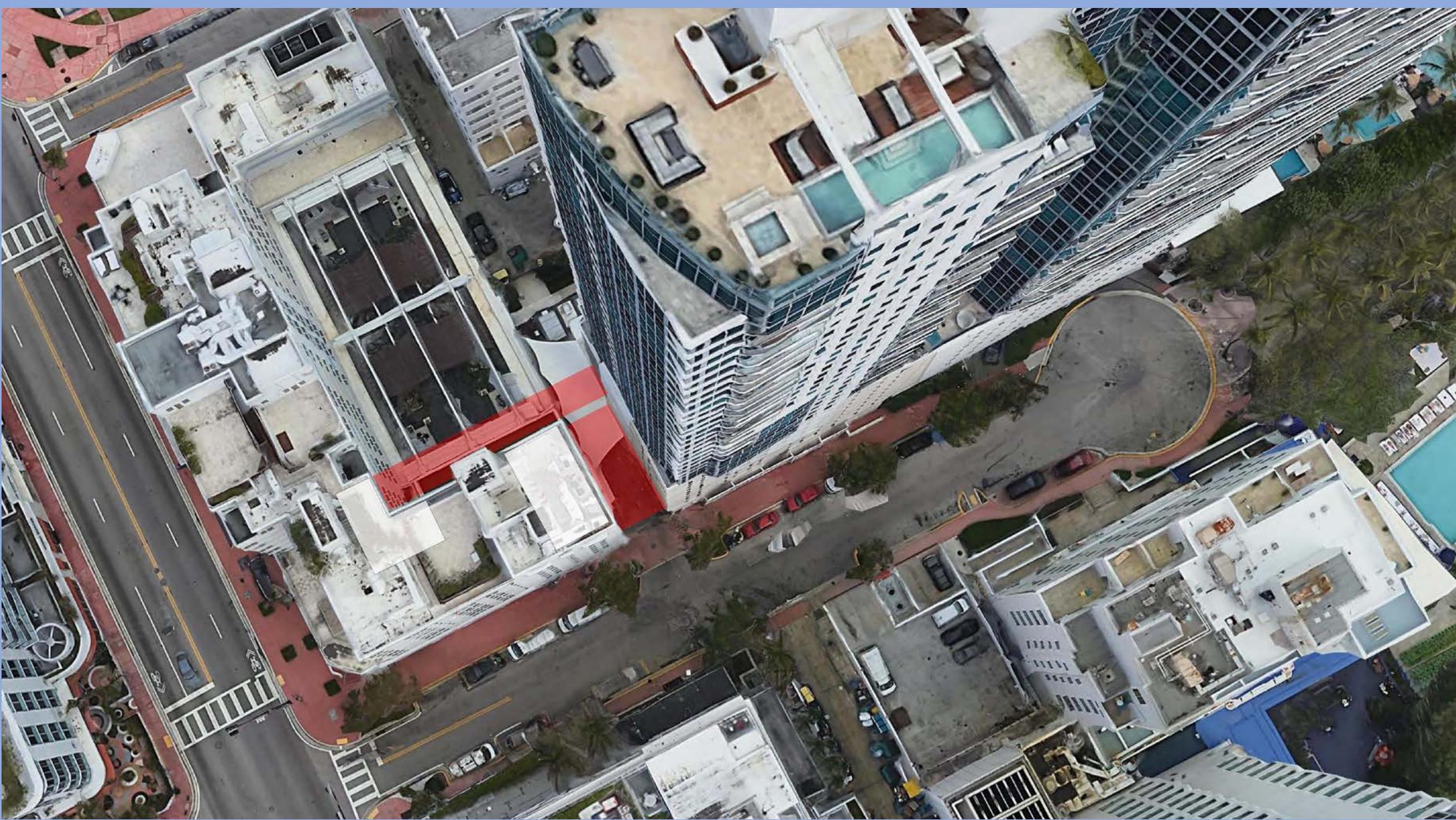
Total Seating of New Residential Tower: 272 Seats

TOTAL FOOD & BEVERAGE SEATING FOR ENTIRE SHORE CLUB PROJECT

679 SEATS



20th STREET



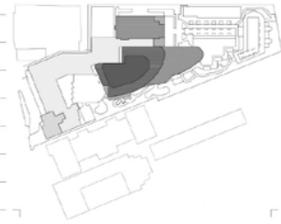
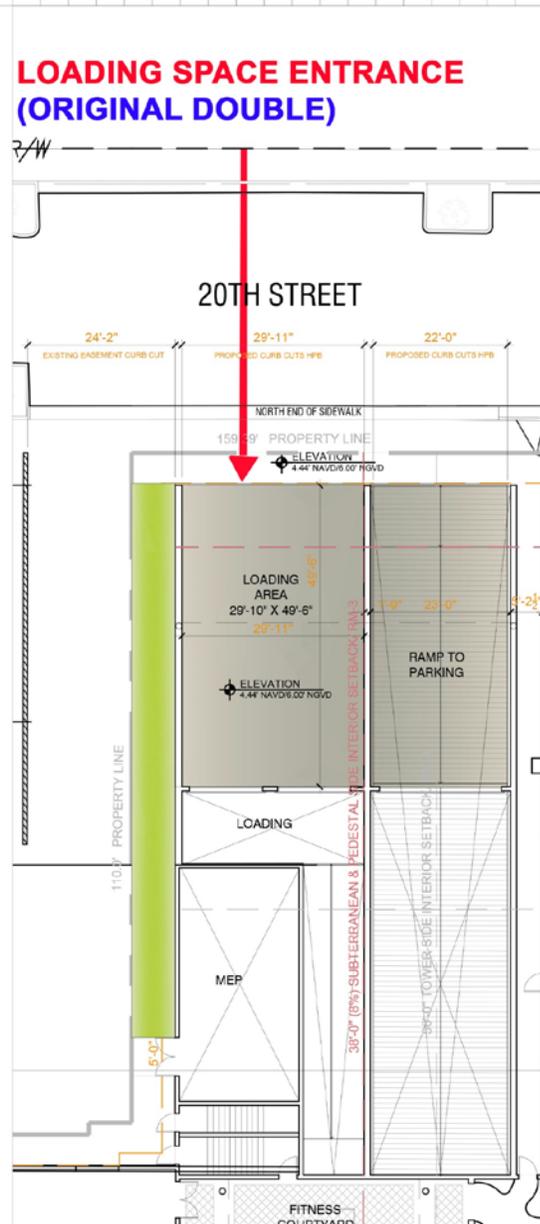
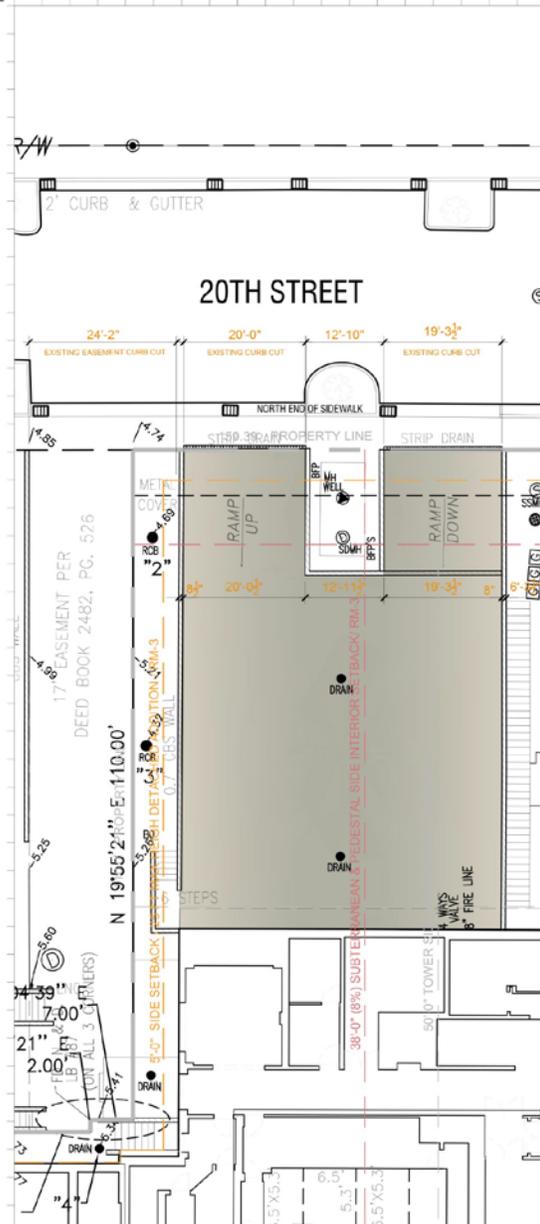
LOADING AREA PLAN

ORIGINAL DOUBLE LOADING ENTRY
REVISED TO SINGLE LOADING ENTRY

TANDEM LOADING PROBLEMATIC

CURB CUT REDUCED
FROM 29 FEET
TO 14 FEET

(FROM APPLICANT'S 12/14/22 SUPPLEMENTAL PLANS)



Rev	Date	Rev	Date

Shore Club
1501 Collins Ave
Miami Beach, FL 33139

Owner: WELLS FARGO
Name: 46 West 57th Street, Suite 1600
Address: New York, NY 10019
Address: 212-678-4196
Tel: wfs@wellsfargo.com

Design Architect: KCAD & FARMIA COLLABORATION
Name: 46 West 57th Street, Suite 1600
Address: New York, NY 10019
Tel: wfs@wellsfargo.com

Consultant: LANGOIA'S
Name: Island Planning Corporation
Address: 245 Washington Ave.
Address: Miami Beach, FL 33139
Tel: 305-534-5722
Email: info@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Aulford
Address: Island Planning Corporation
Address: 4300 Biscayne Boulevard, Suite 210
Tel: Miami, FL 33137

Architect: Kobi Karp Architecture and Interior Design, Inc.
871 NW 20th Street
Miami, Florida 33127 USA
Tel: +1(305) 275 8833
Fax: +1(305) 673 3766

Digital signed by Kobi Karp
Date: 2022.02.11 15:40:23 -0500
Kobi Karp
Lic. # A10012578

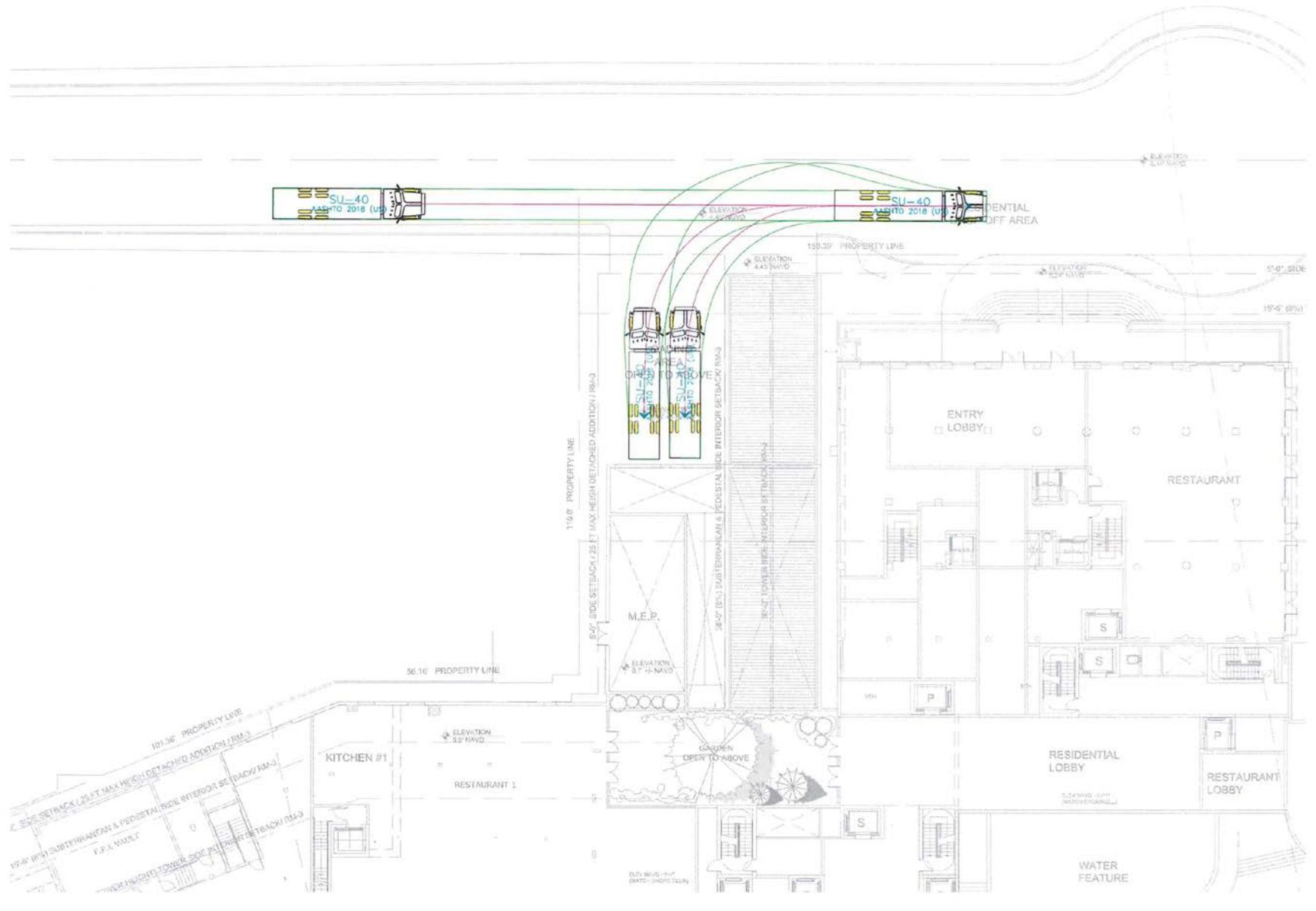


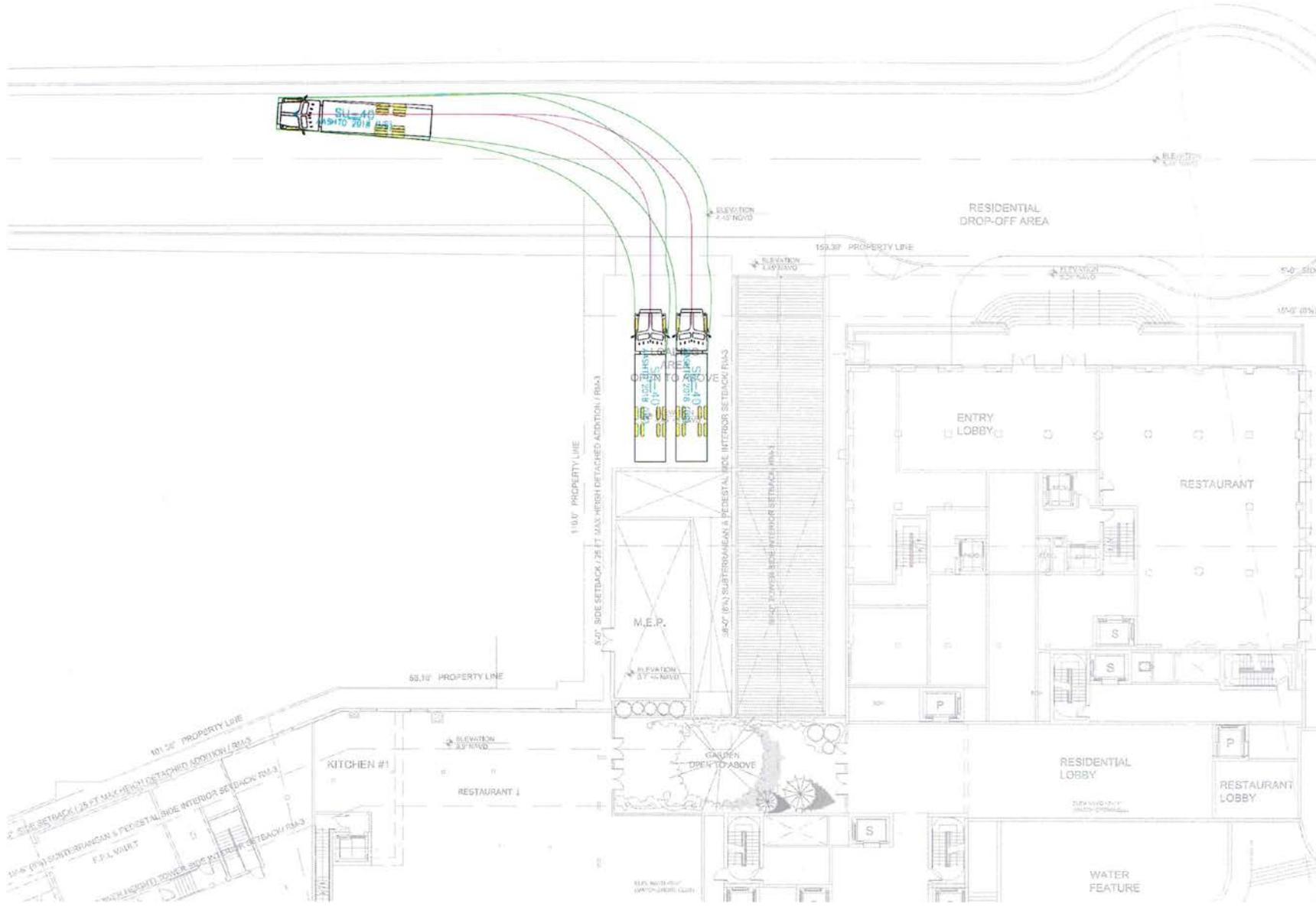
ENLARGED CROMWELL LOADING

Date: 12-16-2021	Sheet No.
Scale: 1/16"=1'-0"	A3.21
Project: 2134	

20th STREET
DOUBLE LOADING AREA
MANEUVERABILITY STUDY

(FROM APPLICANT'S **ORIGINAL** TRAFFIC STUDY)



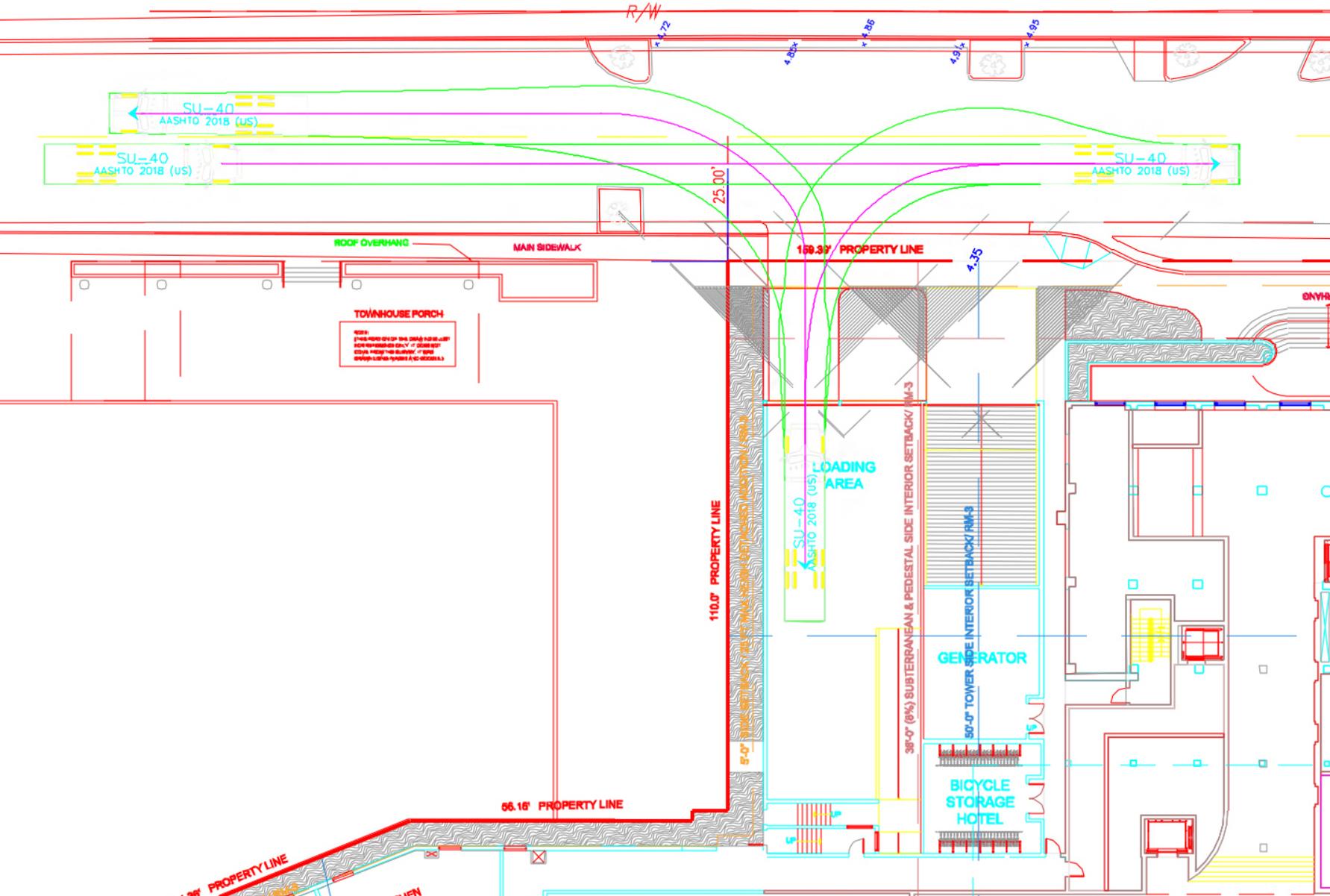


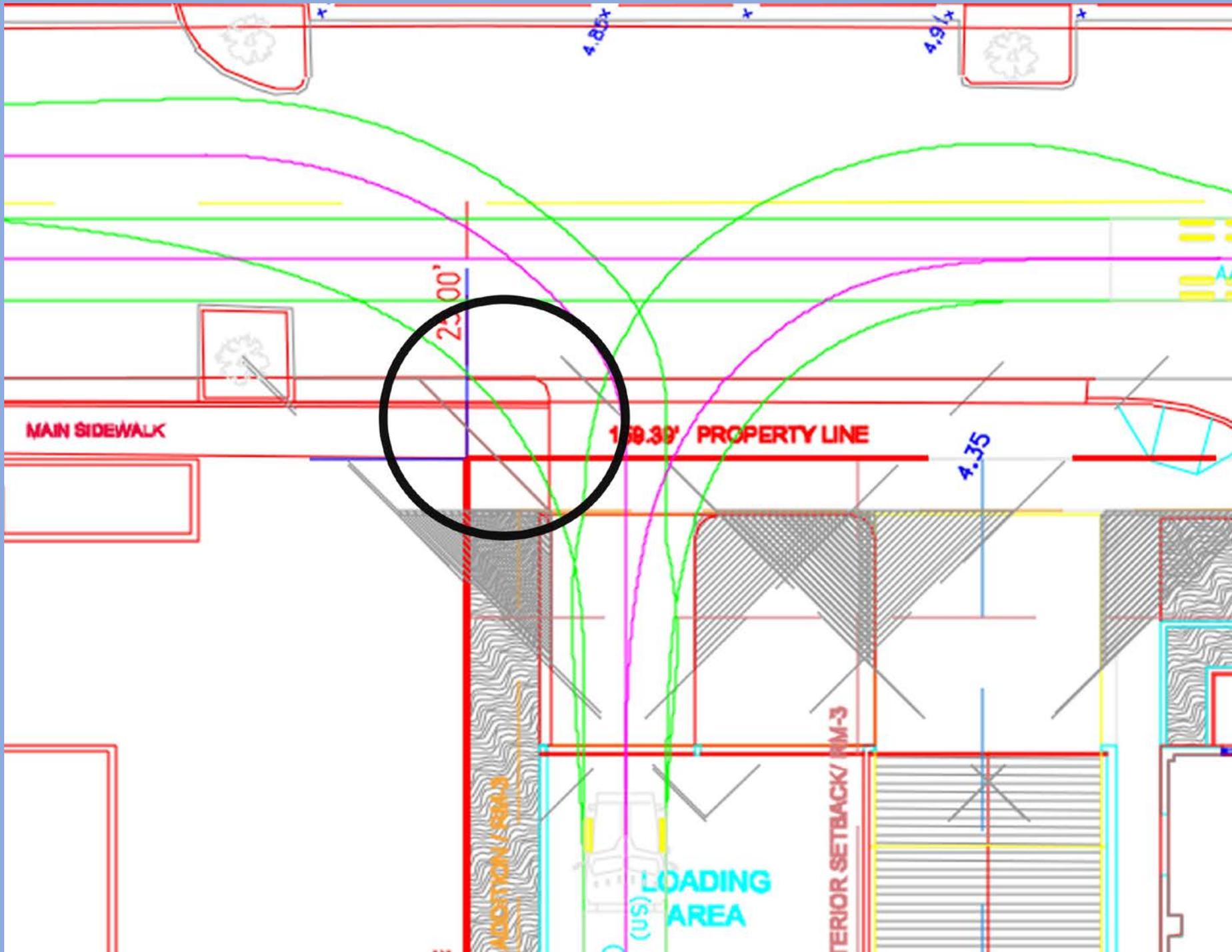
20th STREET
SINGLE LOADING AREA
MANEUVERABILITY STUDY

(FROM APPLICANT'S **REVISED** TRAFFIC STUDY)

SINGLE LOADING SPACE EGRESS

MANEUVERABILITY STUDY





PROPOSED ADDITION IS
NOT CONSISTENT WITH
HPB REVIEW CRITERIA

- The proposed structure is incompatible with the adjacent structures and does not enhance the appearance of the surrounding properties. §118-564(3)(d), Miami Beach Code.
- The new structure will have an adverse impact on adjacent buildings and view corridors. §118-564(3)(e), Miami Beach Code.
- It is not sensitive to and not compatible with the building site and surrounding areas and does not maintain important view corridors. §118-564(3)(j), Miami Beach Code.
- The additional building is not sensitive and compatible with the existing improvements both on the site and on the adjacent properties. §118-564(3)(m), Miami Beach Code.