

December 9, 2022

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Chairman and Members of the Historic Preservation Board
c/o Debbie Tackett, Historic Preservation & Architecture Officer
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: **Request for Information** Concerning an Application requesting a waiver from Section 118-564(f)(6) to allow for the issuance of a demolition permit for the Non-Contributing tower addition prior to the approval of a building permit for the approved project at the property located at 1901 Collins Avenue, Miami Beach, Florida (Historic Preservation Board File No. 22-0546)

Dear Chairman and Members of the Historic Preservation Board,

I represent The Setai Resort and Residences Condominium Association, Inc, ("Setai") the association of the owners of the condominium units located at 2001 Collins Avenue, Miami Beach, Florida concerning this extraordinary request by Shore Club Property Owner, LLC ("Shore Club"). The Setai is on the north side of 20th Street, immediately across the street and directly impacted by, the Applicant Shore Club's development project at 1901 Collins Avenue, and on 20th Street, Miami Beach, Florida.

On Tuesday, December 13, 2022, the Shore Club's application requesting a waiver from Section 118-564(f)(6) to allow for the issuance of a demolition permit for the Non-Contributing tower addition prior to the approval of a building permit for the approved project at the property located at 1901 Collins Avenue, Miami Beach, Florida (Historic Preservation Board File No. 22-0546) will be heard.

This demolition project would adversely impact the operation of the narrow 20th Street and traffic access to the parking garage of the Setai, and to its residential entrance. Without adequate planning, it could block the operations of the Setai and stop

its operations. The Historic Preservation Board has an obligation to assure that there is adequate planning to protect the Shore Club neighbors and neighborhood.

The Setai is requesting information concerning how the proposed demolition will impact the Setai and traffic along 20th Street.

20th street is a narrow cul-de-sac with a minimal turning radius capacity at its end with truck loading spaces along one side of its two narrow traffic lanes. It barely handles the current traffic. See labelled aerial view of 20th Street below:



An enlarged version of the above labelled aerial view of 20th Street is also attached hereto.

The Setai has requested the following basic information from the Planning Department through Deputy City Attorney Kallergis and Historic Preservation & Architecture Officer Tackett:

1. How will traffic flow be handled on 20th Street during the demolition process?
2. How will the trucks be entering and leaving the site and managed along 20th Street?

3. Where will the construction trucks and dumpster will be deployed?
4. Where will the construction workers park their vehicles?
5. How will construction dust and debris be controlled?
6. What work dates and hours are proposed for the planned demolition?

In essence, the Setai requests the following to address the above issues:

1. Traffic Management Plan
2. Employee Parking Plan
3. Construction Management Plan

The Setai requests the Shore Club to identify a designated liaison to coordinate 20th Street traffic issues with the Setai during the course of construction.

The Setai would like to review the plans with a structural engineer and contractor to assure that the Setai's residents, guests and employees walking or driving on 20th Street are not at risk of harm during the estimated 8-14 months of demolition, and that the impact of demolition is minimized.

Sincerely,

Kent Harrison Robbins

Kent Harrison Robbins
Attorney for the Setai Resort and Residences Condominium Association, Inc.

Enclosure: Enlarged Labelled Aerial View of 20th Street.

cc: Tom Mooney, Planning Director: ThomasMooney@miamibeachfl.gov
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**SEITAI
TOWER**

**SEITAI
ART DECO
HOTEL**

**SEITAI RESIDENTS'
ENTRANCE**

**SEITAI GARAGE
ENTRANCE & HOTEL**

20TH STREET

**SHARED ALLEY WITH
TOWNHOUSE HOTEL**

**SHORE
CLUB**