

Historic Preservation Board File No. 21-0481

1901 Collins Avenue Shore Club

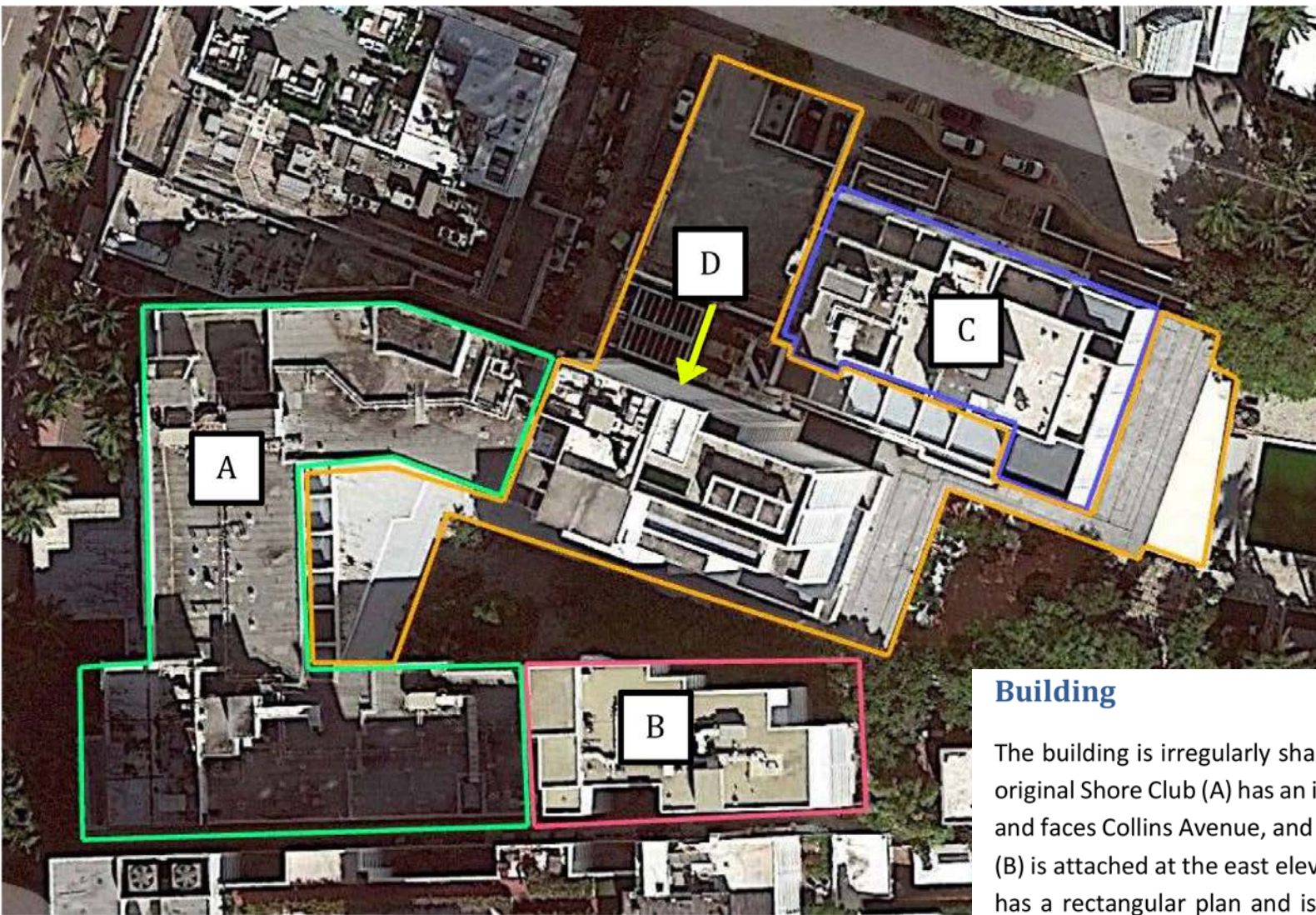


Presentation by Law Offices of Kent Harrison Robbins, P.A.

on behalf of the Setai Resort & Residences Condominium Association, Inc., Setai Hotel Acquisition, LLC / the Dempsey-Vanderbilt, Setai 1802 LLC, Setai 1808, LLC, Setai 2204, LLC, Setai Unit 2304 LLC, Two W Unit, LLC and Dr. Stephen Soloway.

March 8, 2022

THE FOUR BUILDINGS OF THE SHORE CLUB



Building

The building is irregularly shaped and is comprised of four distinct components. (Fig. 145) The original Shore Club (A) has an irregular “U”-shaped plan. The front façade is oriented north-south and faces Collins Avenue, and two wings extend to the east. The 1955 addition to the Shore Club (B) is attached at the east elevation of the south wing of the “U”. The former Cromwell Hotel (C) has a rectangular plan and is situated on a horizontal axis roughly parallel to 20th Street. The 1999-2001 additions (D) include the 20-story tower and the low-scale structures that connect the former Cromwell and the original Shore Club buildings.

SHORE CLUB
1955 MELVIN GROSSMAN
ADDITION

CONTRIBUTING BUILDING TO
BE DEMOLISHED



*Fig. 69. Aerial view of Shore Club and former Cromwell, looking southeast, 1997.
(Chipperfield, Shore Club HRR)*



*Fig. 70. Aerial view of Shore Club and former Cromwell, looking southwest, 1997.
(Chipperfield, Shore Club HRR)*

North Elevation

The north elevation features several setbacks. Projecting angled window bays and corner windows provide ocean views. (Fig. 179, Fig. 180, Fig. 181)



Fig. 179. View of north elevation of 1955 Shore Club Tower, looking southeast, July 2021.

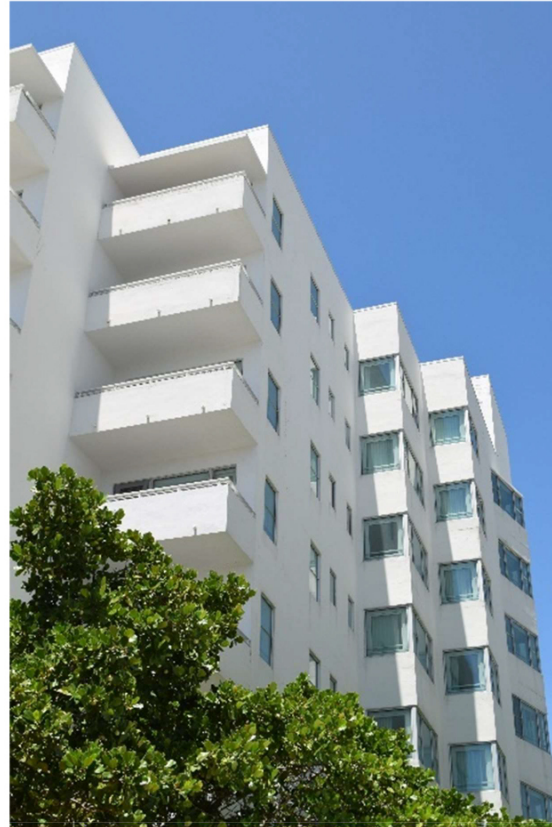


Fig. 180. View of north elevation, looking west, July 2021.

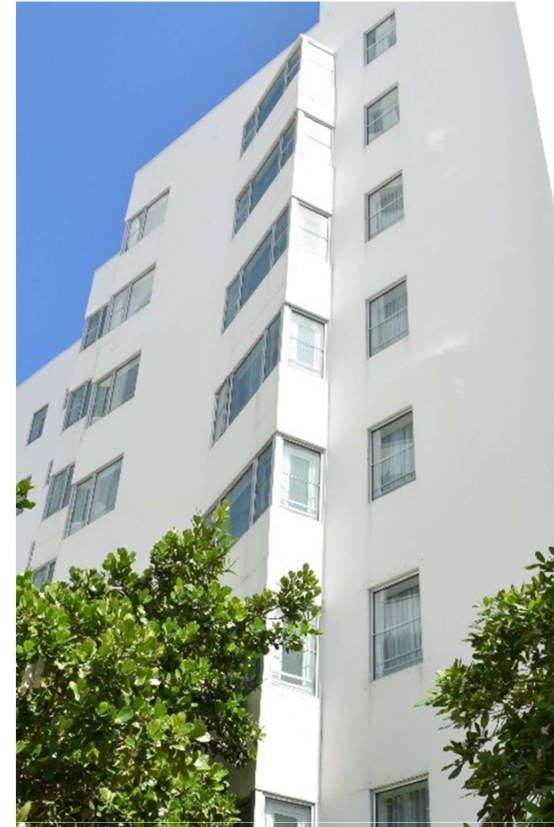


Fig. 181. Detail of angled windows at north elevation, July 2021.

East Elevation

The east elevation is “L”-shaped with a setback at the north end to provide maximum ocean views. Projecting balconies with solid knee walls are present at each level, and an eyebrow ledge shelters the balconies at the top level. (Fig. 182, Fig. 183, Fig. 184)



Fig. 182. View of east elevation, looking west, July 2021.

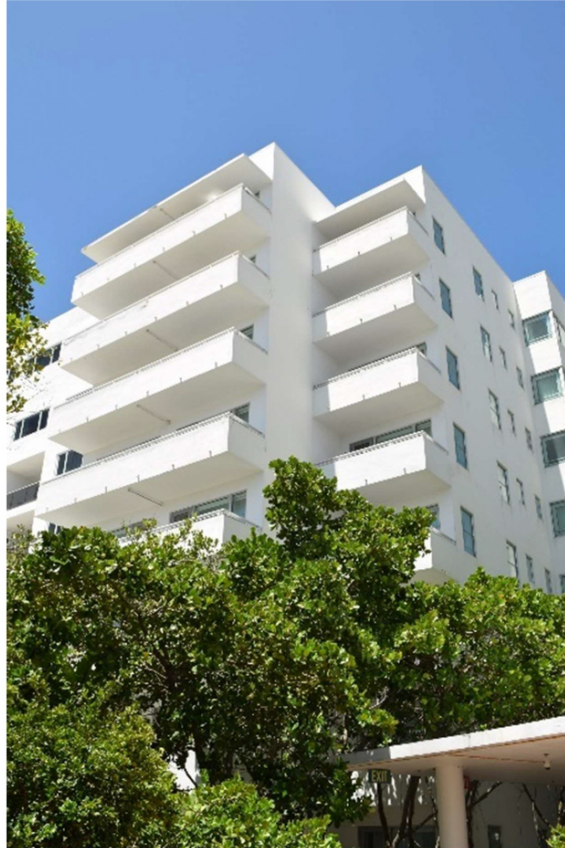


Fig. 183. View of east elevation, looking southwest, July 2021.

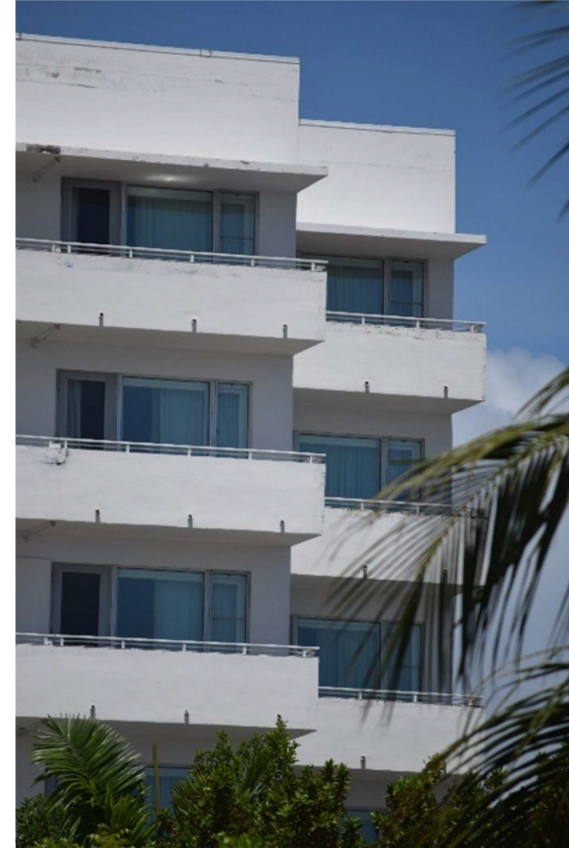


Fig. 184. Detail of balconies at east elevation, July 2021.

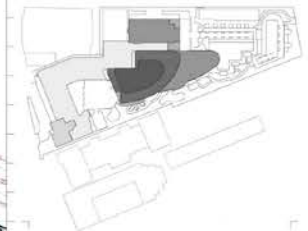
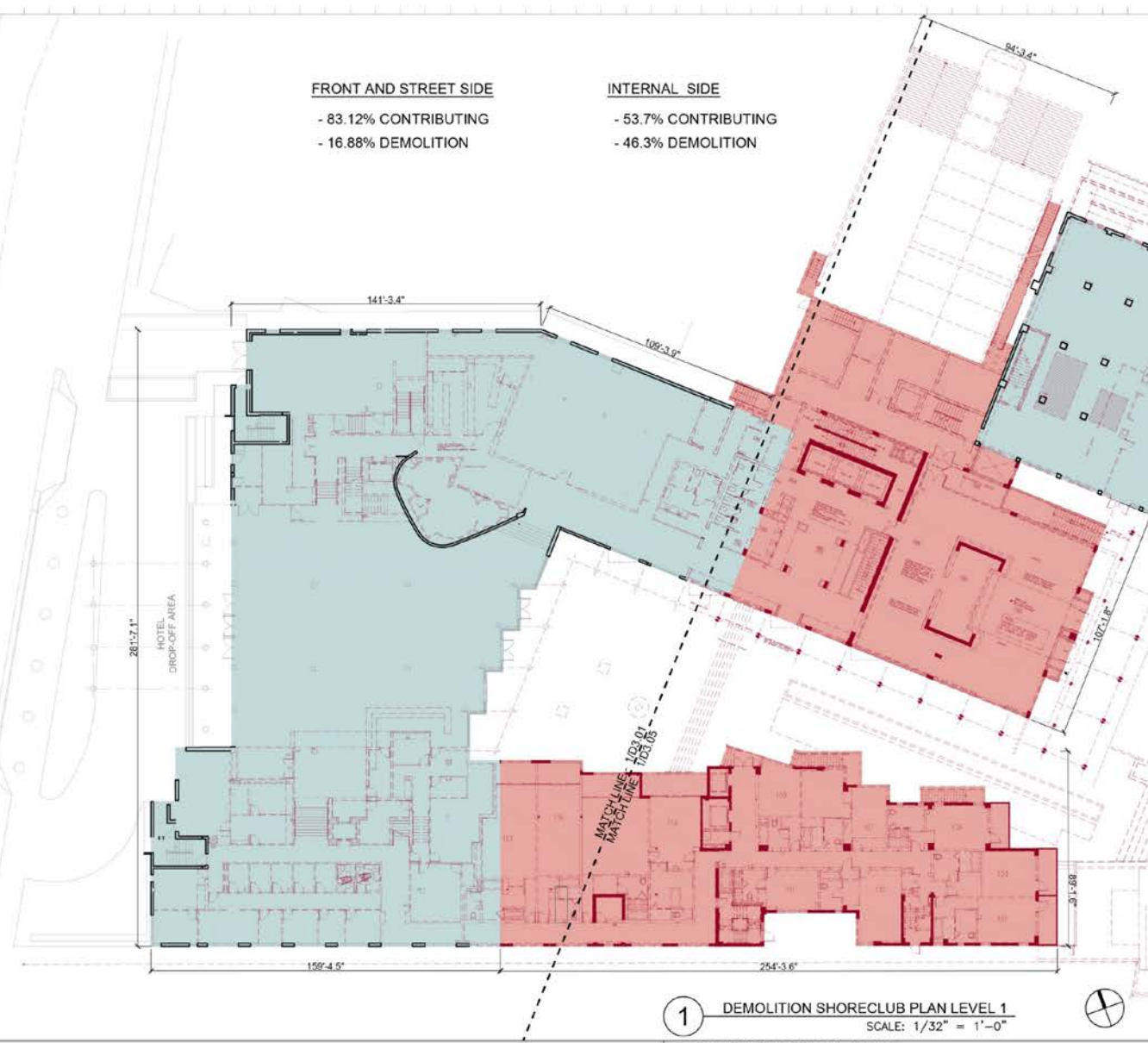
SHORE CLUB DEMOLITION PLANS

FRONT AND STREET SIDE

- 83.12% CONTRIBUTING
- 16.88% DEMOLITION

INTERNAL SIDE

- 53.7% CONTRIBUTING
- 46.3% DEMOLITION



Rev.	Date	Rev.	Date

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

Owner: WITKOFF
Name: 40 West 57th Street, Suite 1000
Address: New York, NY 10018
Address: 212-679-4700
Address: witkoff@witkoff.com

Design Architects: IKKAD & RAMBA COLLABORATION
Name: IKKAD & RAMBA COLLABORATION
Address: 200 West 10th Street, Suite 200
Address: Miami Beach, FL 33139
Address: Tel: 305-534-5020
Address: Email: info@ikkadramba.com

Consultant: LANDSCAPE
Name: Island Planning Corporation
Address: 616 Washington Ave.
Address: Miami Beach, FL 33139
Address: Tel: 305-534-5020
Address: Email: info@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Heritage Architectural Associates
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Address: Island Planning Corporation
Address: 4700 Biscayne Boulevard, Suite 203
Address: Miami, FL 33137
Address: Tel: 305-534-5020
Address: Email: info@heritagearchitectural.com

Architect: Kobi Karp Architecture and Interior Design, Inc.
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 26th Street
Address: Miami, Florida 33137 USA
Address: Tel: +1(305) 573-1818
Address: Fax: +1(305) 573-1818

Fri Dec 3, 2021
Kobi Karp
Lic. # AR2012678



1 DEMOLITION SHORECLUB PLAN LEVEL 1
SCALE: 1/32" = 1'-0"

DEMOLITION LEGEND

- EXISTING STRUCTURE TO BE REMOVED IN ITS ENTIRETY
- REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
- REMOVE SLAB
- NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

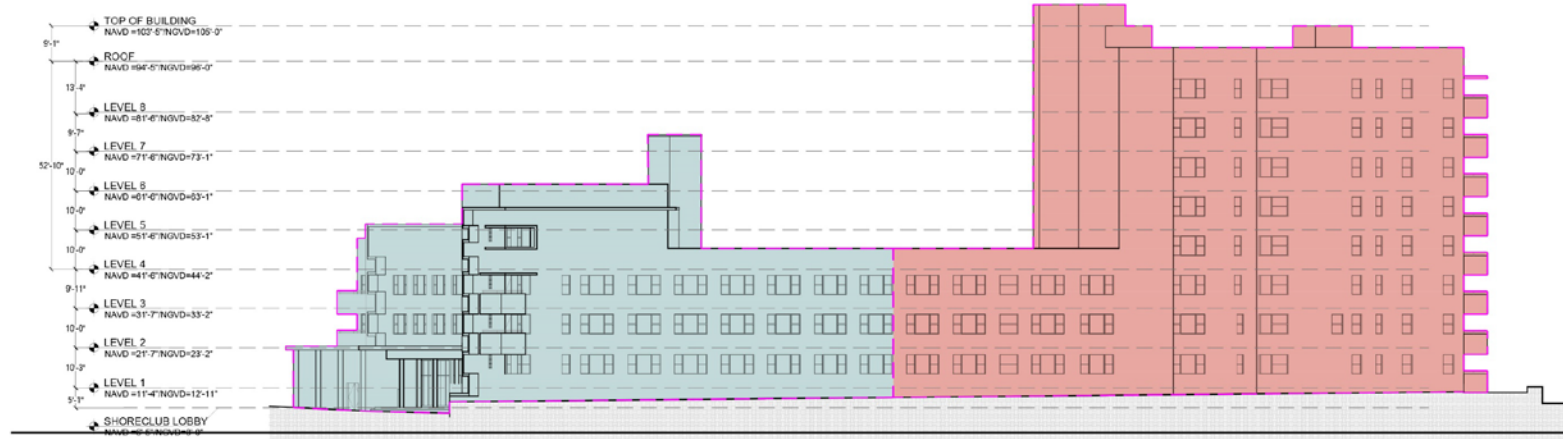
- | | | |
|---|--|--|
| 1 EXISTING DOOR / WINDOW TO REMAIN | 4 EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA | 7 TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED |
| 2 EXISTING DOOR / WINDOW TO BE REPLACED | 5 TERRAZZO FLOOR TO BE REPAIRED/ RESTORED | 8 REMOVE PORTIONS OF WALL PER HISTORIC DESIGN |
| 3 EXISTING CMU BLOCK TO BE REMOVED | 6 EXISTING DOOR / WINDOW TO BE REMOVED | 9 EXISTING COLUMN TO BE REMOVED |
| | | 10 EXISTING STEPS TO BE REMOVED |

DEMOLITION GENERAL NOTES

- DEMOLITION IS INTENDED TO PRESERVE AND RESTORE ALL HISTORIC ELEMENTS OF THE BUILDING INCLUDING, BUT NOT LIMITED TO, ALL EXTERIOR WALLS, HISTORIC LOBBY FLOORS, LOBBY CEILING, PORCH AND THE ORIGINAL ELEVATOR SHAFT LOCATION, SIZE, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS AND ELEVATOR SHAFT MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION UNTIL SUCH TIME THAT THE STRUCTURAL ENGINEER AND THE CITY OF MIAMI BEACH AUTHORIZE THE REMOVAL OF SHORING. FULL SHORING SHIP DRAWINGS ENDORSED BY A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MIAMI BEACH PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
- EFFORTS WILL BE TAKEN TO PROTECT, RETAIN AND RESTORE ANY SIGNIFICANT ORIGINAL ARCHITECTURAL DETAILS THAT MAY EXIST BENEATH THE EXISTING FACADES AND ALL HISTORIC FEATURES TO BE PROTECTED.

DEMOLITION SHORECLUB PLAN LEVEL 1

Date	12/03/2021	Sheet No.	D3.01
Scale	1/32" = 1'-0"		
Project	2104		



1 DEMOLITION SHORECLUB SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 DEMOLITION SHORECLUB NORTH ELEVATION
SCALE: 1/32" = 1'-0"

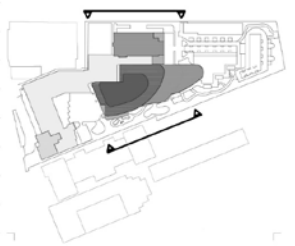
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	REMOVE INTERIOR PARTITION WALLS, WINDOWS, HARDSCAPE AND POOLS
	REMOVE SLAB
	NO DEMOLITION IN THIS AREA, EXISTING STRUCTURE TO REMAIN, PROTECT FROM DAMAGE

1	EXISTING DOOR / WINDOW TO REMAIN	4	EXISTING RAILING TO BE REMOVED & REPLACED AS PER HISTORIC DATA	7	TILE ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
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Rev.	Date	Rev.	Date

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

Owner: WTK&P
Name: 60 West 27th Street, Suite 1020
Address: New York, NY 10019
Tel: 212-279-4760
Email: wtku@wtkoupr.com

Design Architects: KOB & RAMSA COLLABORATION
Name:
Address:
Tel:
Email:

Consultant: LANDSCAPE
Name: Island Planning Corporation
Address: 248 Washington Ave.
Address: Miami Beach, FL 33139
Tel: 305-531-6725
Email: r2@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Auckley
Address: Island Planning Corporation
Address: 4306 Flagler Boulevard, Suite 203
Tel: Miami, FL 33137
Email:

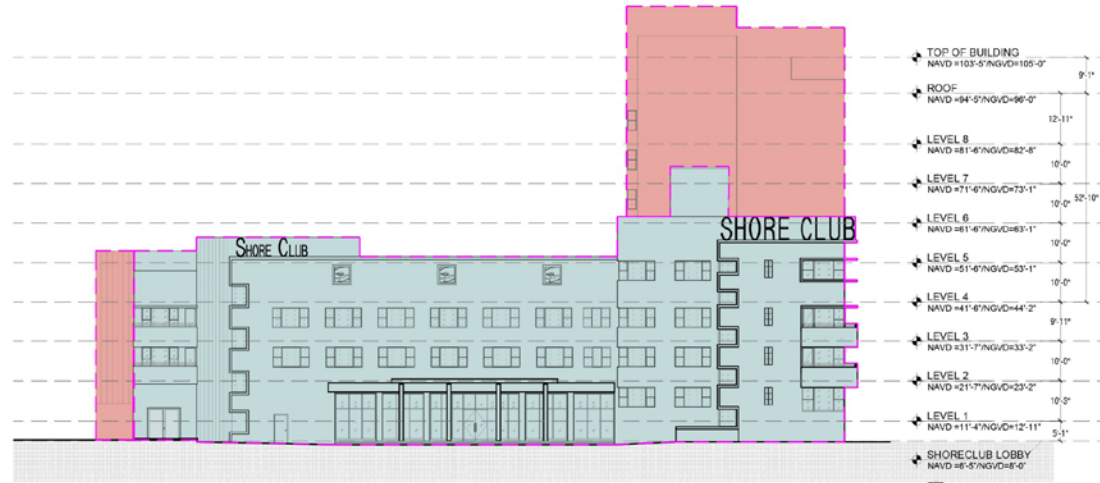
Architect: KOB&P ARCHITECTURE AND INTERIOR DESIGN, INC.
571 NW 23rd Street
Miami, Florida 33127 USA
Tel: +1(305) 873 1818
Fax: +1(305) 873 3366

Print Date: 3, 2021



DEMOLITION SHORECLUB ELEVATIONS

Date: 12-06-2021	Sheet No: D4.01
Scale: 1/32" = 1'-0"	
Project: 2134	



1 DEMOLITION SHORECLUB EAST ELEVATION
SCALE: 1" = 50'-0"



2 DEMOLITION SHORECLUB WEST ELEVATION
SCALE: 1/32" = 1'-0"

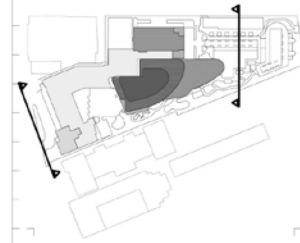
DEMOLITION LEGEND

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- | | | |
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Rev. Date Rev. Date

Rev.	Date	Rev.	Date

All drawings and specifications are hereby acknowledged to be correct, accurate and complete as of the date of issue. The user of these drawings and specifications shall be held responsible for any errors or omissions.

Shore Club
1901 Collins Ave.
Miami Beach, FL 33139

Owner: WETKOFF
Name: 40 West 57th Street, Suite 1400
Address: New York, NY 10019
Tel: 212-675-4233
Email: wetkoff@wetkoff.com

Design Architects: KOKAB & RAMBA COLLABORATION
Name:
Address:
Tel:
Email:

Consultant: LANDSCAPE
Name: Island Planning Corporation
Address: 248 Washington Ave.
Address: Miami Beach, FL 33139
Tel: 305-534-5725
Email: info@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Steve Paulson
Address: Island Planning Corporation
Address: 4300 Biscayne Boulevard, Suite 203
Tel: Miami, FL 33137
Email:

Architect: KOB KARP Architecture and Interior Design, Inc.
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Printed Dec 3, 2021



DEMOLITION SHORECLUB ELEVATIONS

Date: 12-06-2021
Scale: 1/32" = 1'-0"
Project: 2124

Sheet No:
D4.02

IMPACT OF DEMOLITION

DEMOLITION OF CONTRIBUTING BUILDING

- Loss of an important MiMo structure.
- Adds 32,000 square feet to an excessively massive tower.

SHORE CLUB
PROPOSED
WEST ELEVATION



A4.27 of Applicant's Final Submission Plans

SHORE CLUB
PROPOSED
NORTH ELEVATION



A4.25 of Applicant's Final Submission Plans



A4.25 of Applicant's Final Submission Plans

SHORE CLUB
PROPOSED
EAST ELEVATION



A4.24 of Applicant's Final Submission Plans

SHORE CLUB
PROPOSED
SOUTH ELEVATION



ORDINANCE §142-246(f)

FOR LOTS GREATER THAN
115,000 SQUARE FEET

1. TOWER MAY EXCEED 50 FEET
UP TO 200 FEET.
2. TOWER MAY HAVE FLOORPLATE
UP TO A MAX OF 20,000 SQUARE FEET.

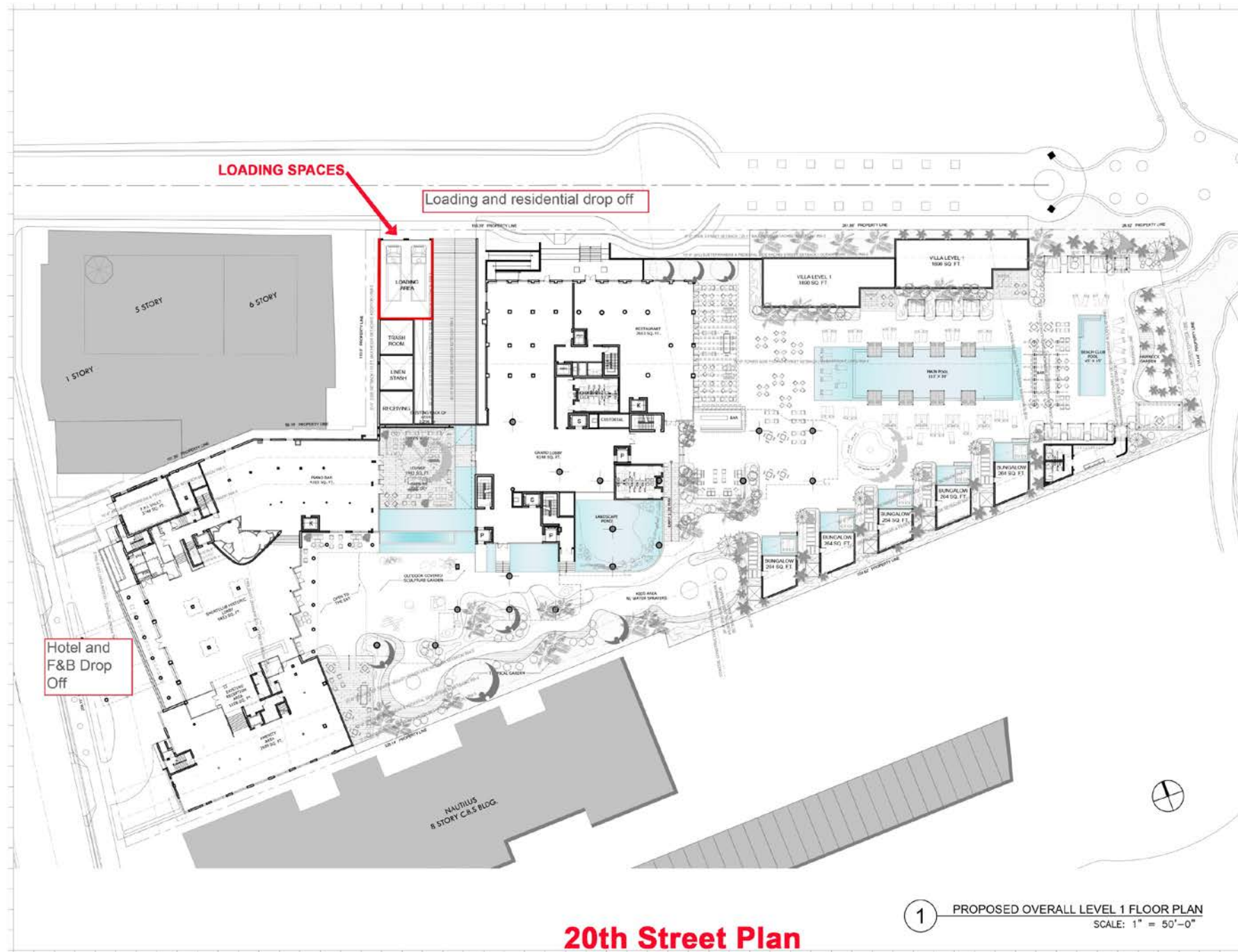
Miami Beach Code, §142-246 (f) states as follows:

Notwithstanding the above, for oceanfront lots located in the architectural district, with a lot area greater than 115,000 square feet, a ground floor addition, whether attached or detached, may exceed 50 feet in height, but shall not exceed 200 feet in height, in accordance with the following provisions:

- 1) Placement of the structure. The ground floor addition shall be located internal to the site, and shall be set back a minimum of 100 feet from the front property line, 75 feet from the streetside property lines, and 100 feet from the rear (oceanfront) property line.
- 2) Limits on the floorplate of additions exceeding 50 feet in height. The maximum floor plate size for the portion of an addition that exceeds 50 feet in building height is 15,000 square feet per floor, excluding projecting balconies. The historic preservation board may approve an increase in this overall floor plate, up to a maximum of 20,000 square feet per floor, excluding balconies, in accordance with the certificate of appropriateness criteria in chapter 118, article X of these land development regulations.

20th STREET
LOADING AREA
MANEUVERABILITY STUDY

(FROM APPLICANT'S TRAFFIC STUDY)



LOADING SPACES

Loading and residential drop off

Hotel and F&B Drop Off

20th Street Plan

1 PROPOSED OVERALL LEVEL 1 FLOOR PLAN
SCALE: 1" = 50'-0"

Rev.	Date	Rev.	Date

Shore Club
1501 Collins Ave.
Miami Beach, FL 33139

Owner:
Name
Address
City
State
Zip
Tel.
Fax

Consultant:
Name
Address
City
State
Zip
Tel.
Fax

Consultant:
Name
Address
City
State
Zip
Tel.
Fax

Consultant:
Name
Address
City
State
Zip
Tel.
Fax

Architect of Record:
KOB KARP Architecture and Interior Design, Inc.
271 NW 23rd Street
Miami, Florida 33137 USA
Tel: +1(305) 673-1813
Fax: +1(305) 673-3768

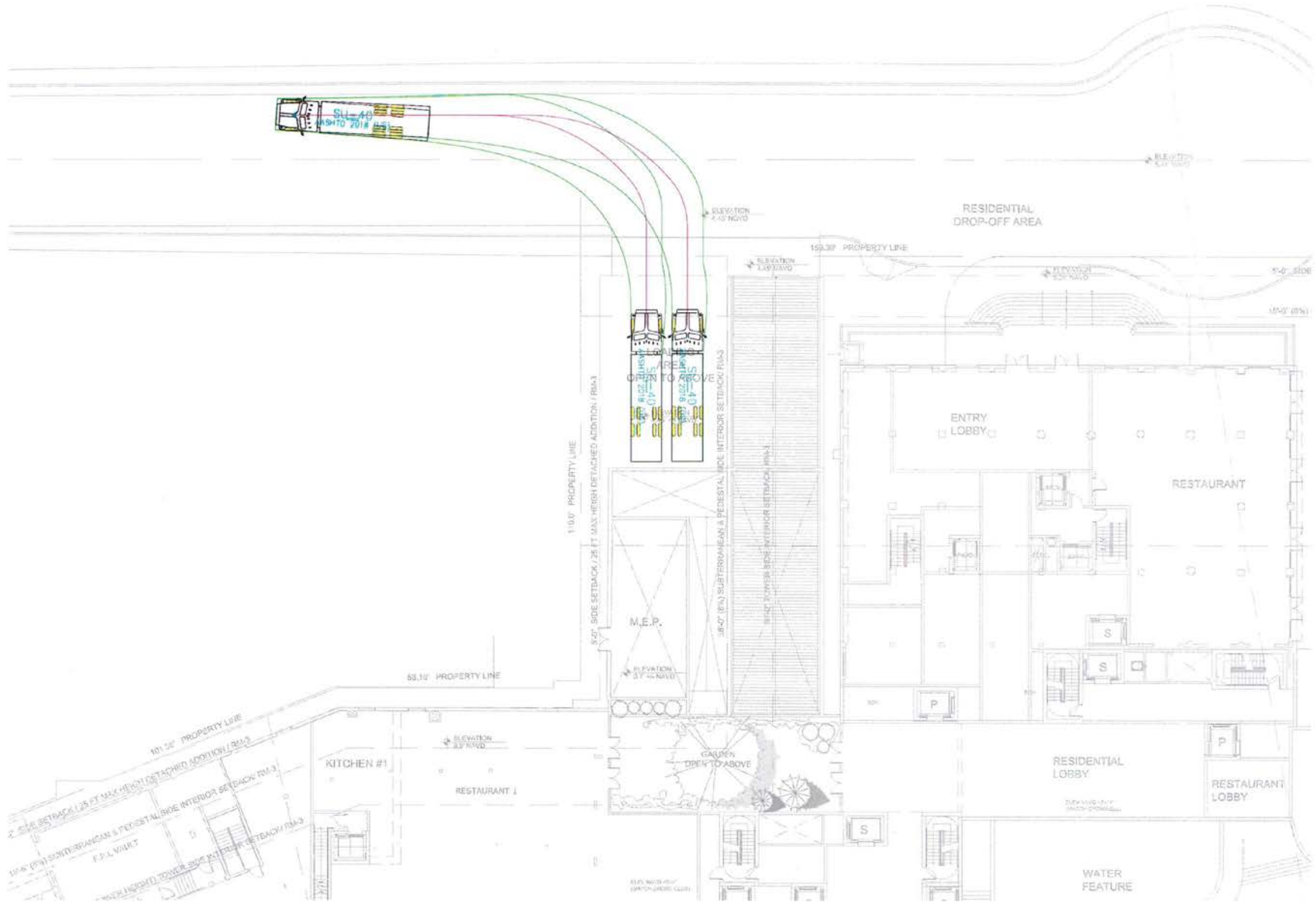


KOB KARP
I.C. # A1900125/21

PROPOSED LEVEL 1

Date	06-16-2021	Sheet No.	A3.01
Scale	1"=50'-0"	Project	2131

SU-40 Egress Maneuverability

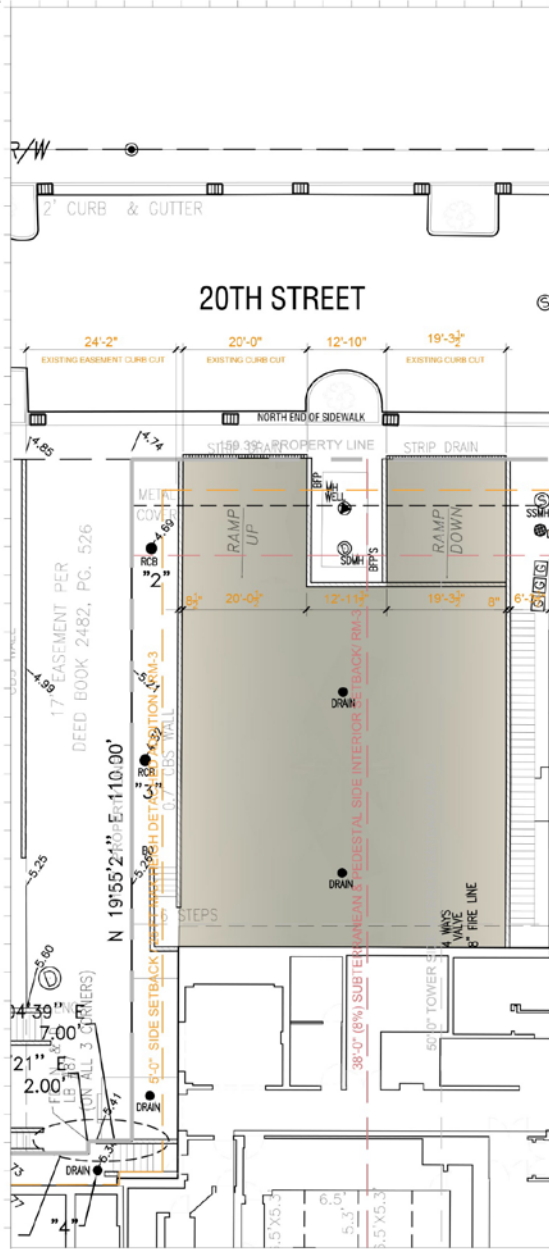


REVISED LOADING
AREA PLAN

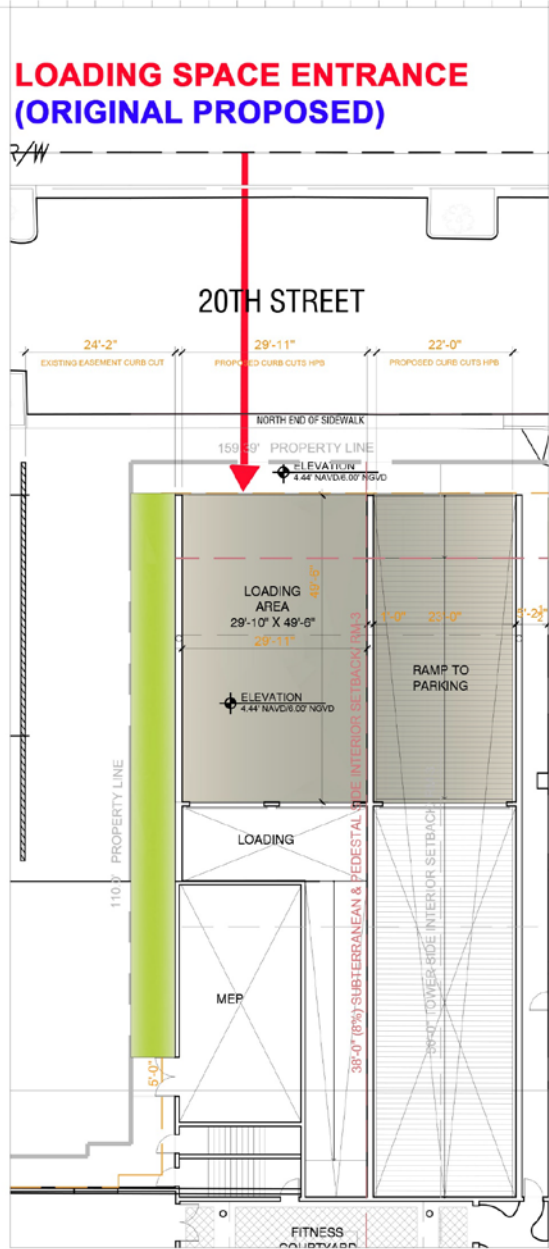
NO MANEUVERABILITY STUDY

CURB CUT REDUCED
FROM 29 FEET
TO 14 FEET

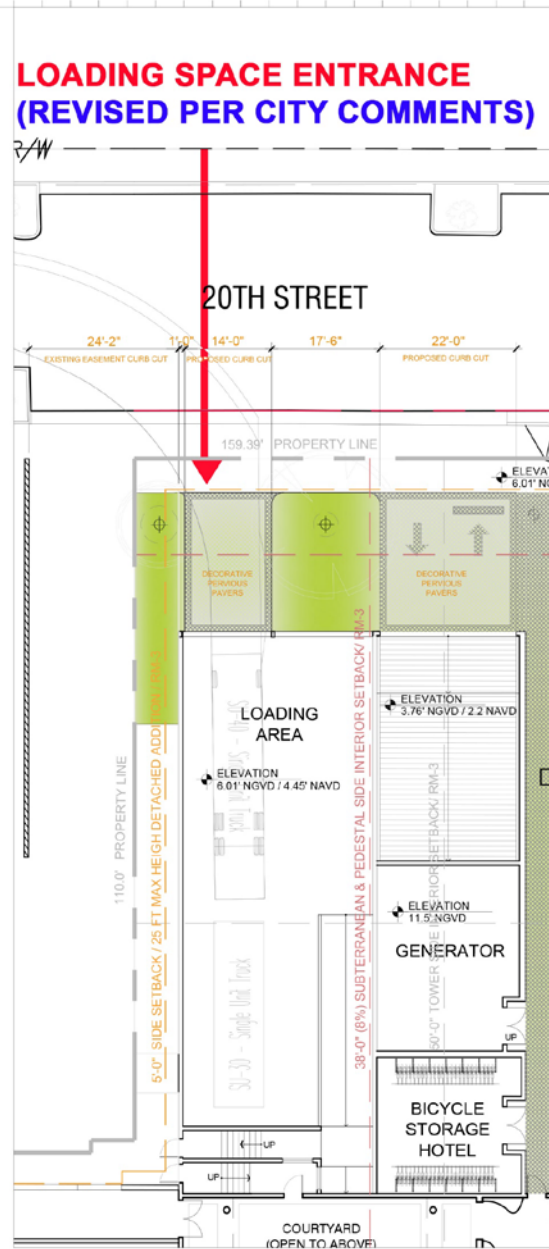
(FROM APPLICANT'S 12/14/22 SUPPLEMENTAL PLANS)



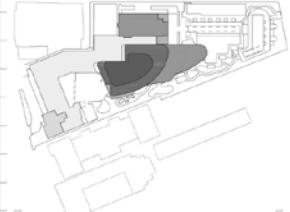
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2 HPB PROPOSED LOADING SCALE: 1" = 20'-0"



3 REVISED OPTION PER CITY COMMENT LOADING SCALE: 1" = 20'-0"



Rev.	Date	Rev.	Date

Shore Club
1901 Collins Ave
Miami Beach, FL 33139

Owner: WTHCF
Name: 40 West 57th Street, Suite 1020
Address: New York, NY 10019
Phone: 212-672-4700
Email: wthcf@protonmail.com

Design Architects: KKAD & DAMSA COLLABORATION
Name:
Address:
Phone:
Email:

Consultant: LANDSCAPE
Name: Island Planning Corporation
Address: 248 Washington Ave.
Address: Miami Beach, FL 33139
Phone: 305-534-5725
Email: info@islandplanningcorporation.com

Consultant: HERITAGE ARCHITECTURAL ASSOCIATES
Name: Shore Architects
Address: Island Planning Corporation
Address: 4300 Biscayne Boulevard, Suite 303
Address: Miami, FL 33157

Architect: Kobi Karp Architecture and Interior Design, Inc.
Address: 271 NW 25th Street
Address: Miami, Florida 33127 USA
Phone: +1 305 573 1818
Phone: +1 305 573 3766

Digital signed by Kobi Karp
Date: 2022-02-11 15:40:23-0500
KOBİ KARP
Lic. # AF10012578



ENLARGED CROMWELL LOADING

Date: 12.05.2021	Sheet No.:
Scale: 1/16"=1'-0"	A3.21
Project: 2104	