

February 7, 2022

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

Re: Objection to Application for Certificate of Appropriateness for partial demolition and renovation of two buildings on the site, the total demolition of two buildings, the construction of two new additions and landscape and hardscape modifications for the property located at 1901 Collins Avenue, Miami Beach, Florida (Historic Preservation Board File No. 21-0481).

Dear Chairman and Members of the Historic Preservation Board,

I represent the following entities/persons:

1. **Setai Resort & Residences Condominium Association, Inc.** The Association of the owners of the condominium units located at 2001 Collins Avenue, Miami Beach, Florida.
2. **Setai Hotel Acquisition, LLC / The Dempsey-Vanderbilt Hotel.** Own/Control 88 units in the Dempsey-Vanderbilt Hotel located at 2001 Collins Avenue, Miami Beach, Florida. Setai Hotel Acquisition, LLC controls the restaurants and common areas of the Setai Resort and Residences
3. **Setai 1802, LLC.** Owner of Unit No. 1802 of the Setai Resort and Residences located at 2001 Collins Avenue, Miami Beach, Florida.
4. **Setai 1808, LLC.** Owner of Unit No. 1808 of the Setai Resort and Residences located at 2001 Collins Avenue, Miami Beach, Florida.

5. **Setai 2204, LLC.** Owner of Unit No. 2204 of the Setai Resort and Residences located at 2001 Collins Avenue, Miami Beach, Florida.
6. **Setai Unit 2304, LLC.** Owner of Unit No. 2304 of the Setai Resort and Residences located at 2001 Collins Avenue, Miami Beach, Florida.
7. **Two W Unit, LLC.** Owner of Unit No. 2508 of the Setai Resort and Residences located at 2001 Collins Avenue, Miami Beach, Florida.
8. **Dr. Stephen Soloway.** Owner of Unit No. 3701 of the Setai Resort and Residences located at 2001 Collins Avenue, Miami Beach, Florida.

(collectively “The Dempsey-Vanderbilt and the Setai Condo and the specified unit owners”) concerning the above referenced matter. The Dempsey-Vanderbilt and the Setai Condo and the specified unit owners’ properties are next to, and directly impacted by, the Applicant Shore Club Property Owner, LLC’s development project at 1901 Collins Avenue, Miami Beach, Florida.

The Dempsey-Vanderbilt hotel and the Setai Condo and the specified unit owners hereby advise the Board of their objection to the proposed application. We incorporate the graphic presentation submitted to the Historic Preservation Board which is attached to this letter.

There was no credible evaluation determining whether the project is compatible with the surrounding properties, compatible with the historic and contributing buildings on the site, and meets the Secretary of Interior Standards and the Certificate of Appropriate Criteria, especially §118-564(3)d, e, j, and m.

Additionally, the City Staff Report and the Application did not evaluate the criteria for determining the appropriateness of the total demolition of the 1955 Shore Club Melvin Grossman Annex, a contributing building in the Ocean Drive/Collins Avenue historic district. No structural evaluation and corrective action engineer report concerning the Grossman Annex was submitted as required under §118-562.

Moreover, the total demolition of the Grossman Annex is not supported by the review criteria for demolition because, under the evaluation criteria of §118-564 (f) (4), the staff should consider whether:

1. the building is of such historic/architectural interest and quality that it meets designation as a contributing building pursuant to §118-564 (f) (4) a.
2. the building is a contributing building in a historic district pursuant to §118-564 (f) (4) d.

3. the retention of the building promotes the general welfare of Miami Beach by providing an opportunity for study of the history of local architecture and design. District pursuant to §118-564 (f) (4) e.

The Staff Report at page 8 erroneously stated that the Applicant is not proposing the total demolition of a contributing building when it was proposing the total demolition of the Grossman Annex. The Staff Report at page 8 erroneously stated that the architectural details were not visible from the beach walk when the photographs show those details are visible from the beach walk, and that the 1955 building did not contain significant details when the building had been previously identified and classified as contributing.

The Staff Report is faulty on its face and should be stricken and a new evaluation by staff should be ordered by this Board. Once it is determined that the contributing Grossman Annex building should be retained, then the Applicant should be directed to redesign the building consistent with the review criteria and thereby render its design, massing and siting sensitive to the contributing buildings on site and the surrounding area, to be compatible with the historic district, preserving the character of the neighborhood and historic district, as well as the contiguous and adjacent buildings and view corridors and to enhance the appearance of the surrounding properties.

Sincerely,

Kent Harrison Robbins

Kent Harrison Robbins

Attorney for the Setai Resort and 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.

Enclosure

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