



The Law Offices of Kent Harrison Robbins, P.A.

# Historic Preservation Board File No. 21-0481

## 1901 Collins Avenue Shore Club

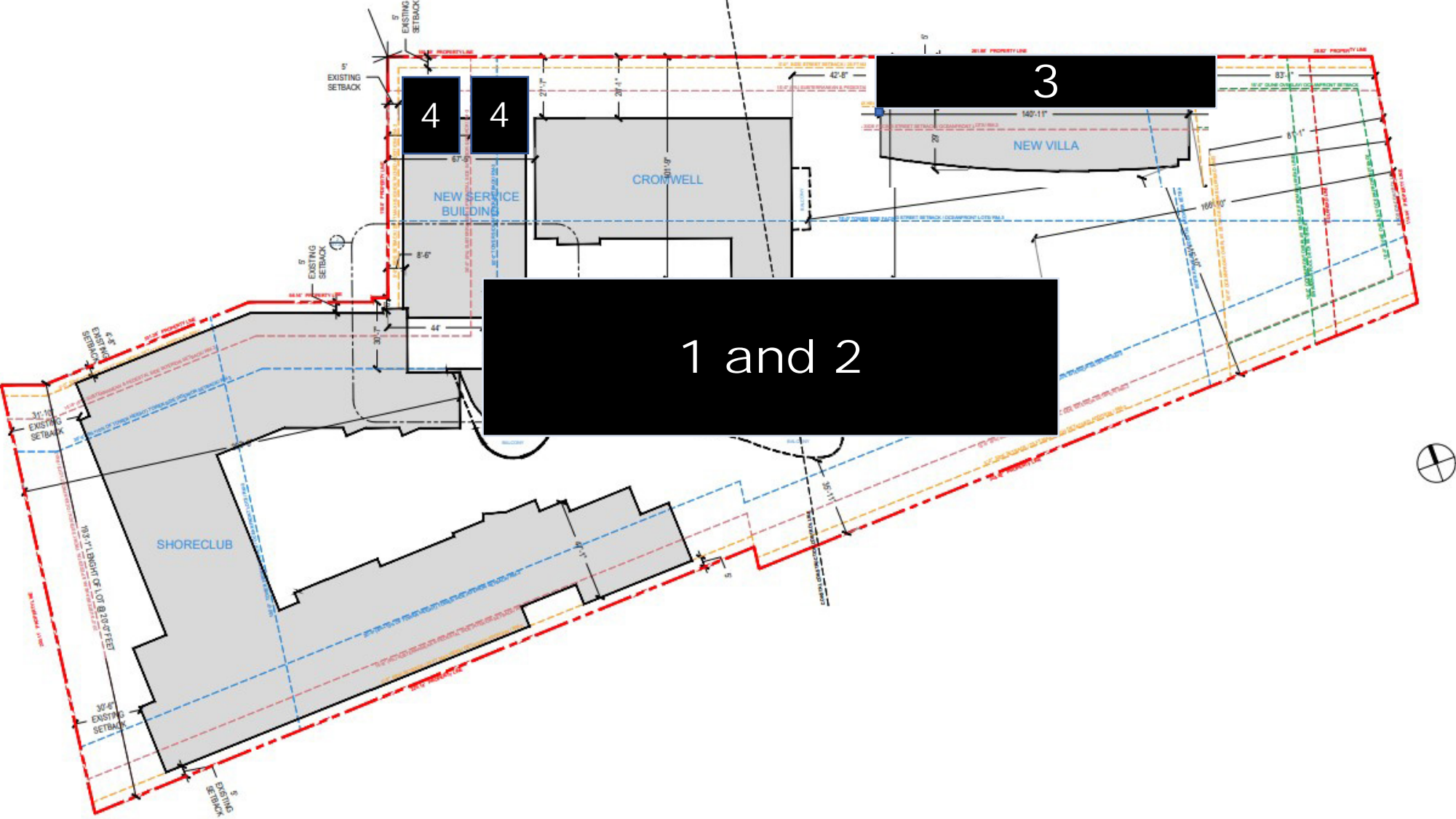
Presentation by Law Offices of Kent Harrison Robbins, P.A.  
on behalf of the Setai 1808, LLC, Setai 2204, LLC, Setai Unit 2304  
LLC, and Dr. Stephen Soloway.

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

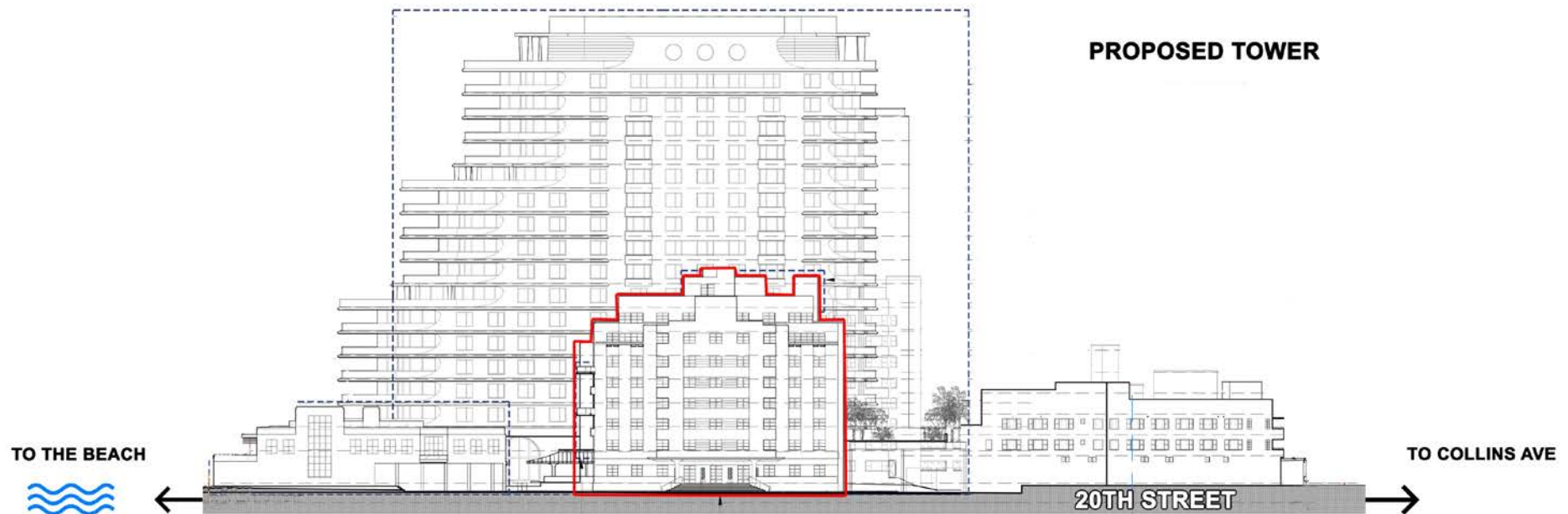
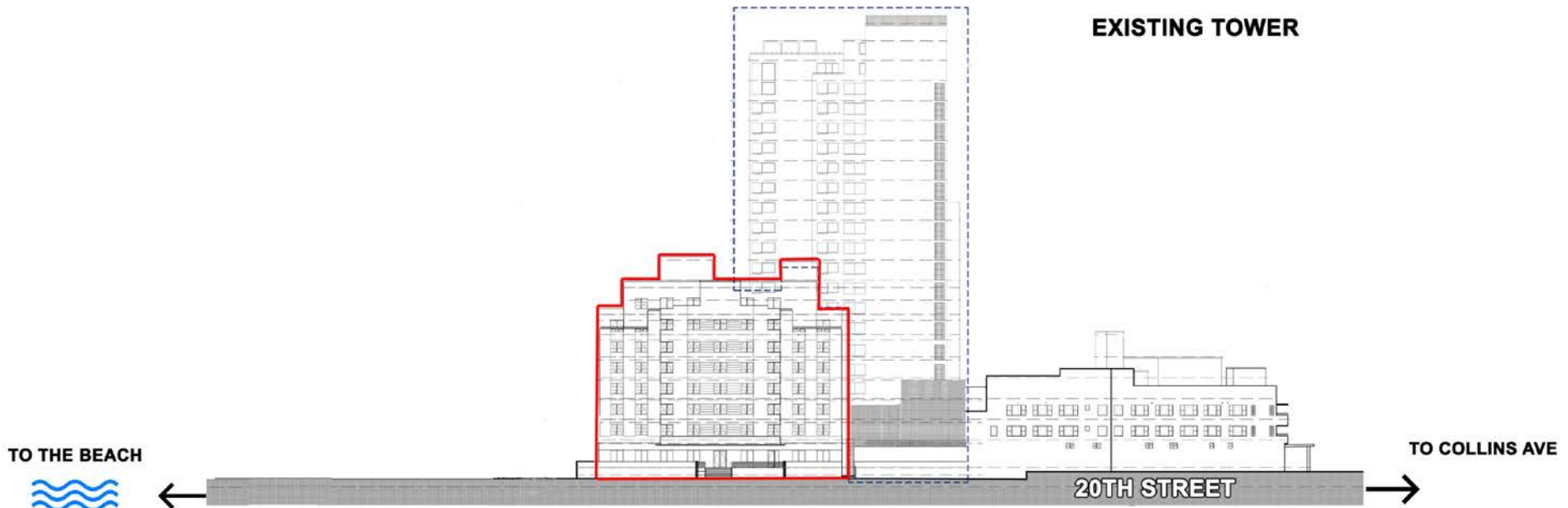


SHORE CLUB  
PROPOSED  
NORTH ELEVATION





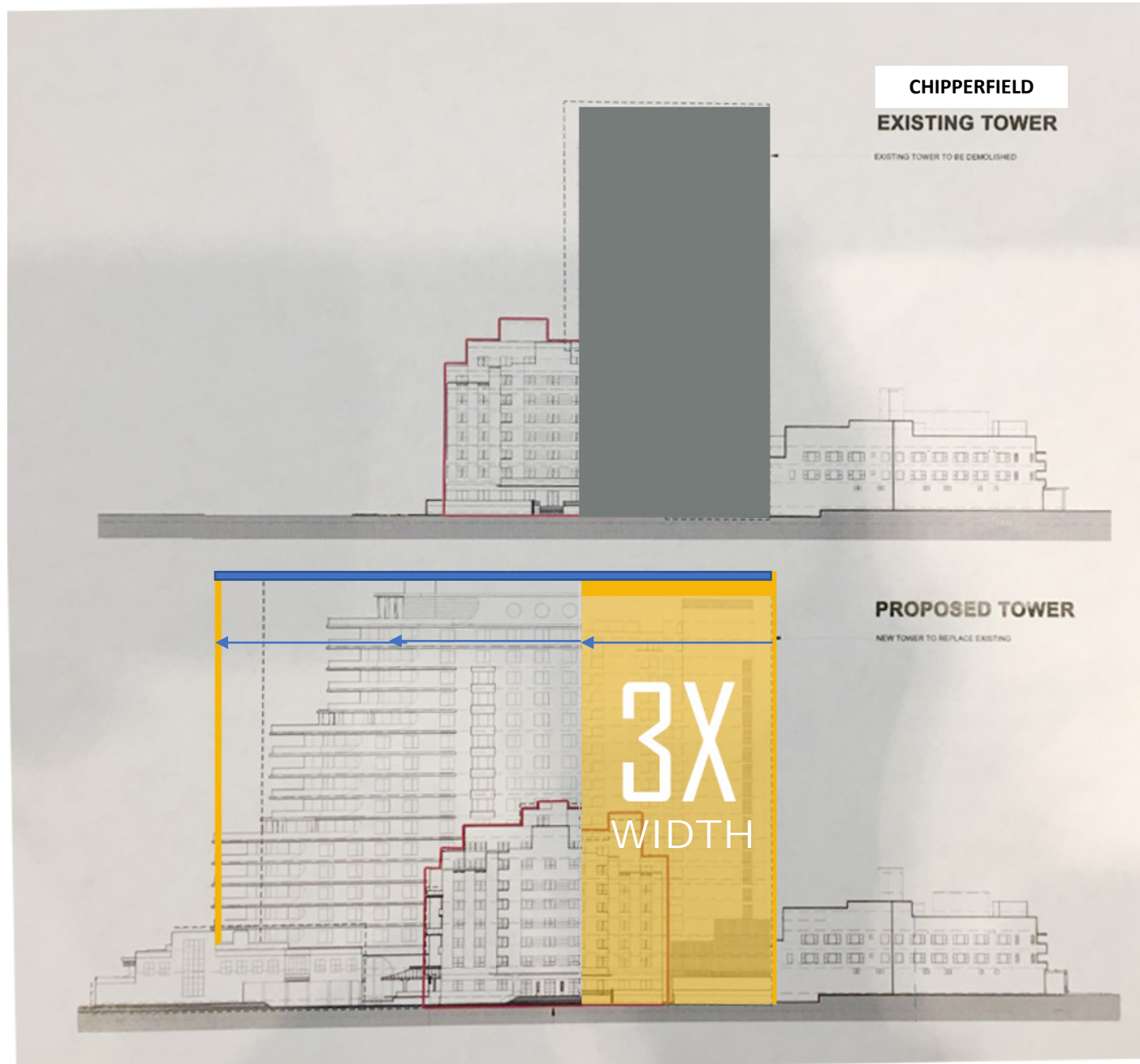




NEW  
BUILDING  
WILL BE

3X

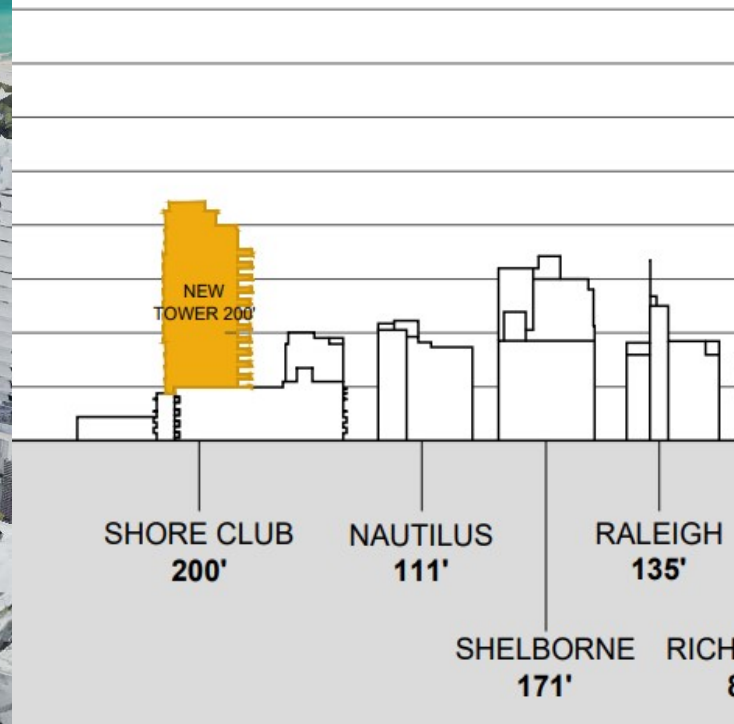
THE WIDTH  
OF THE  
EXISTING  
SHORECLUB  
TOWER





# 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.



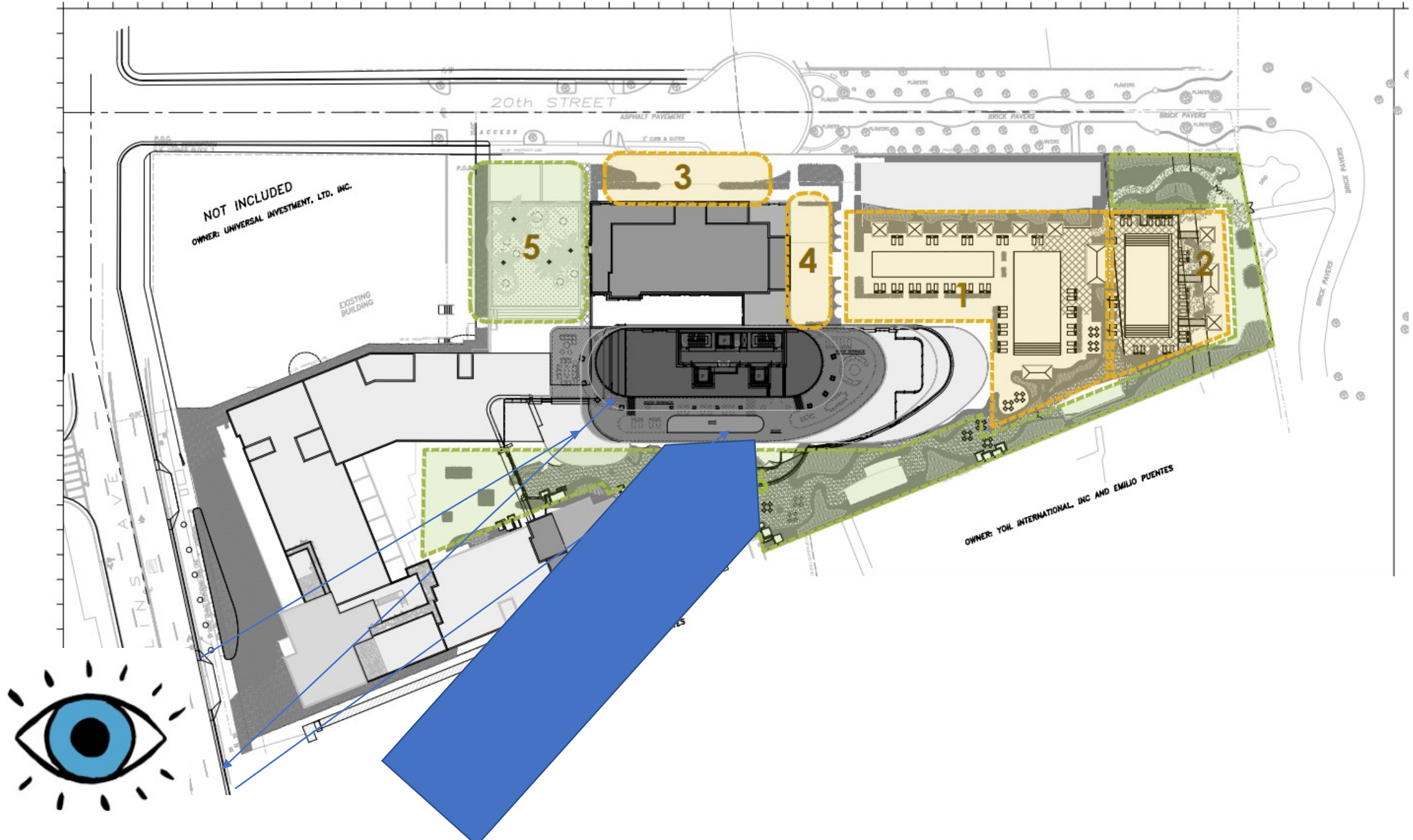
NORTH ELEVATION





SOUTH ELEVATION

# VIEWS FROM THE SOUTH ON COLLINS AFFECTED BY WIDTH OF TOWER

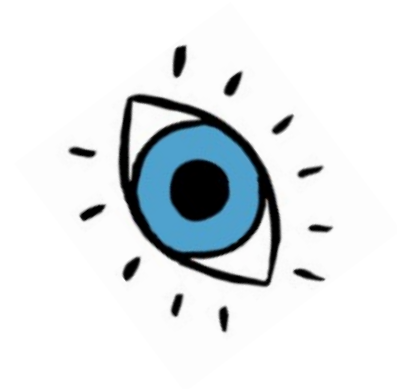




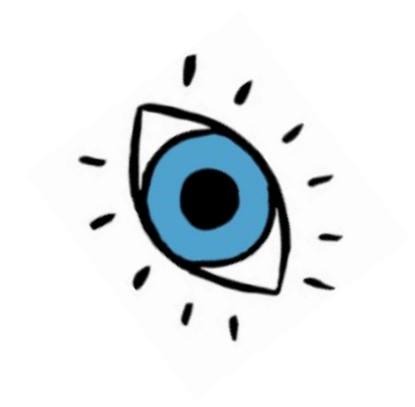
# THREE VIEW CORRIDORS FROM SOUTH NOT STUDIED



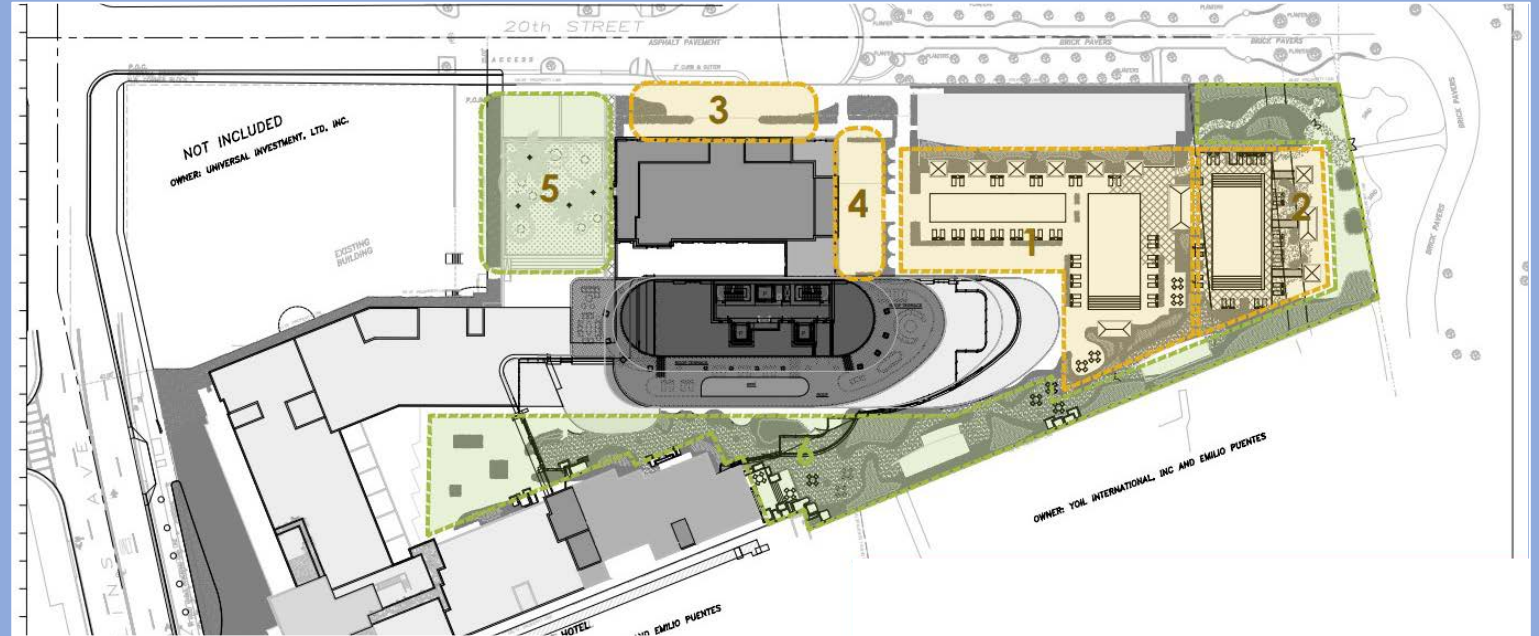
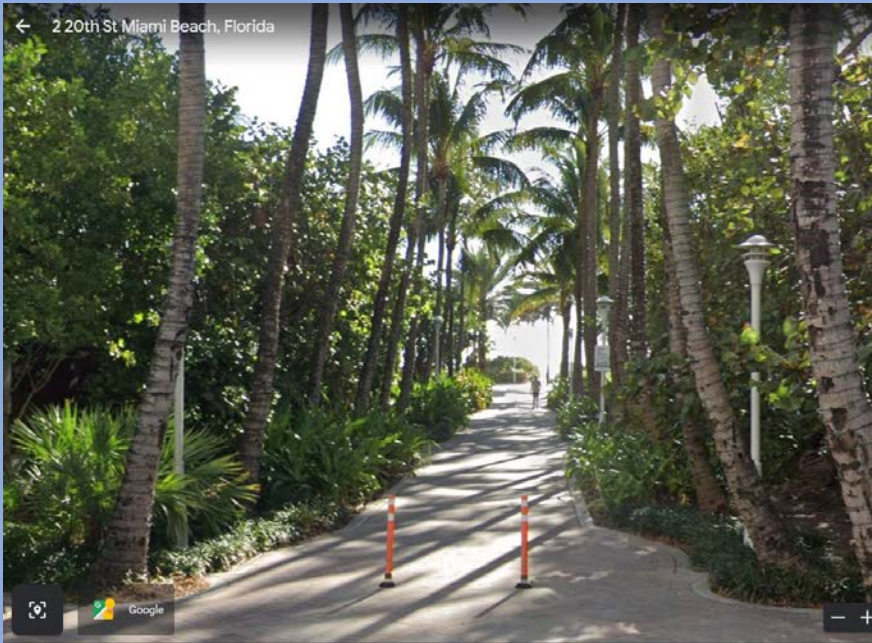
1. Beachwalk
2. 19<sup>th</sup> Street
3. Pedestrian Views Along Collins(Walking South to North)









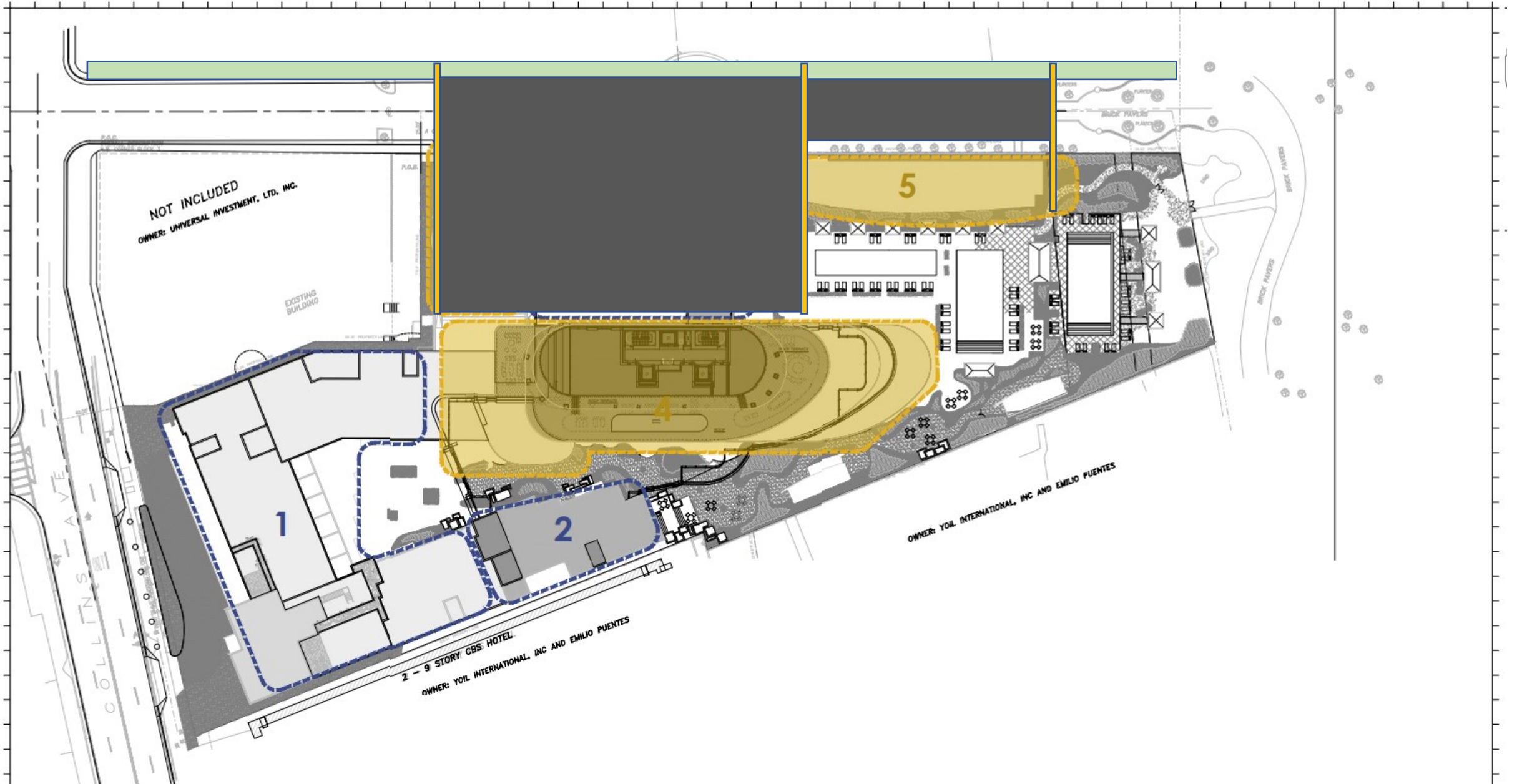


# BEACH ACCESS IN SHADE

- 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

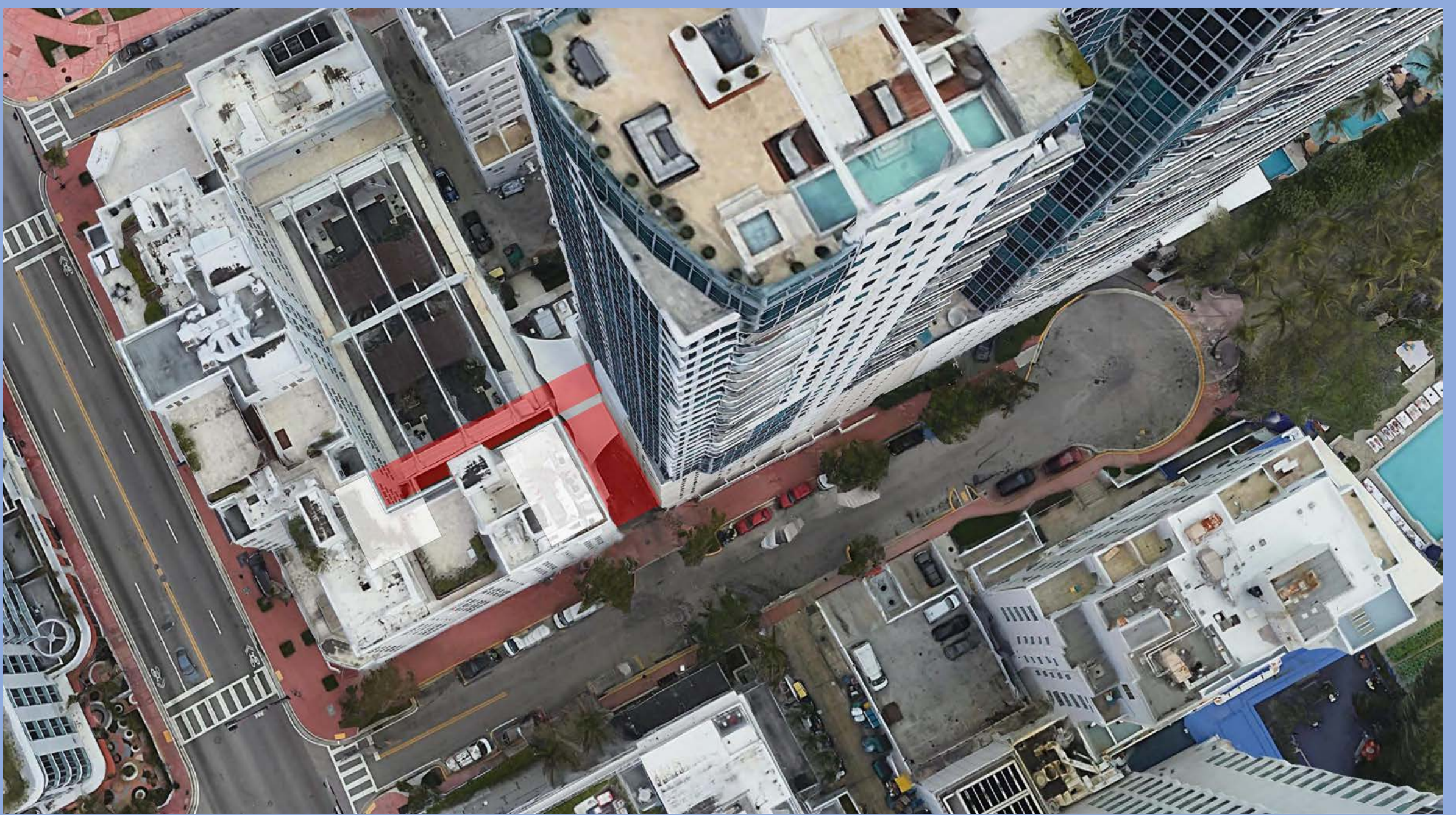
679 SEATS





20<sup>th</sup> STREET







# LOADING AREA PLAN

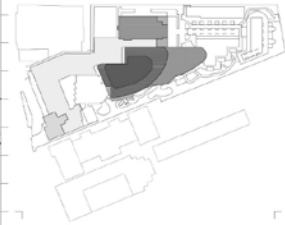
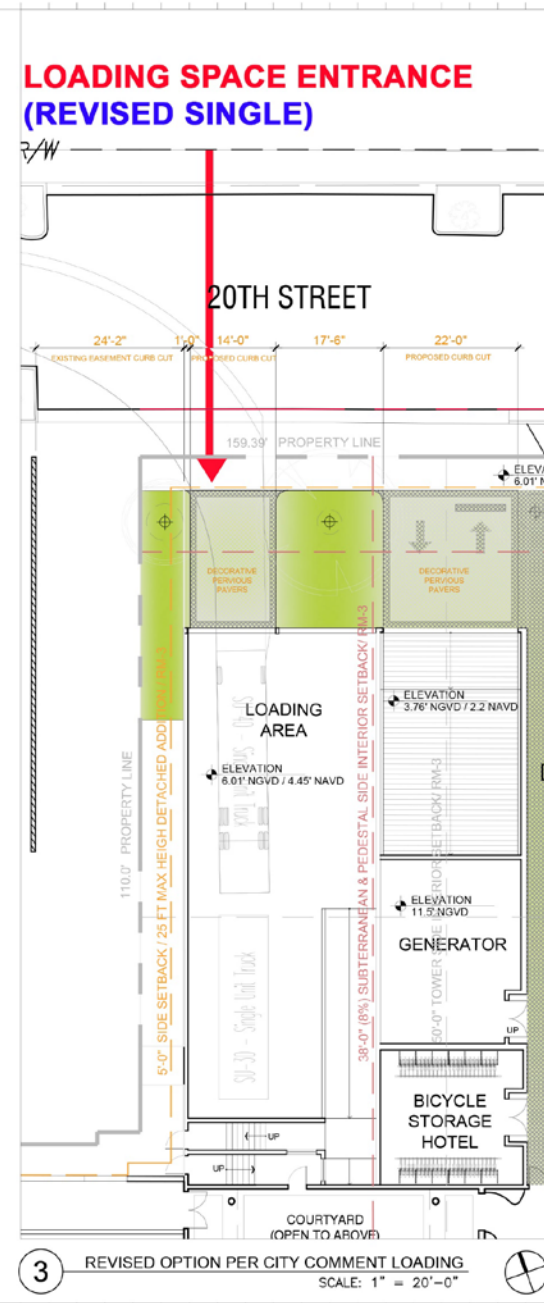
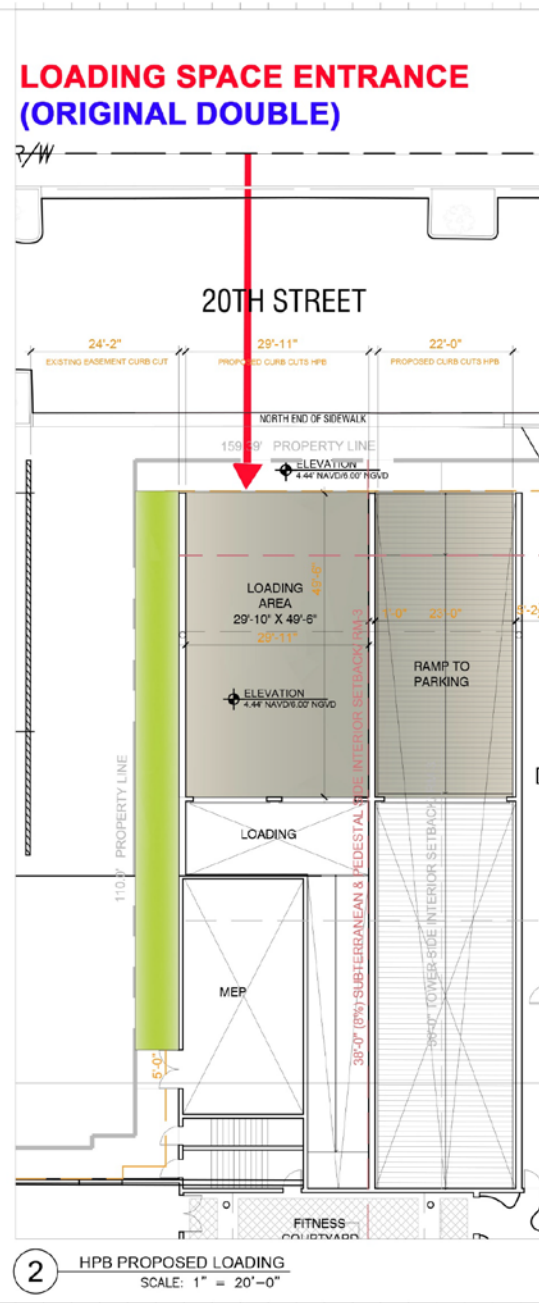
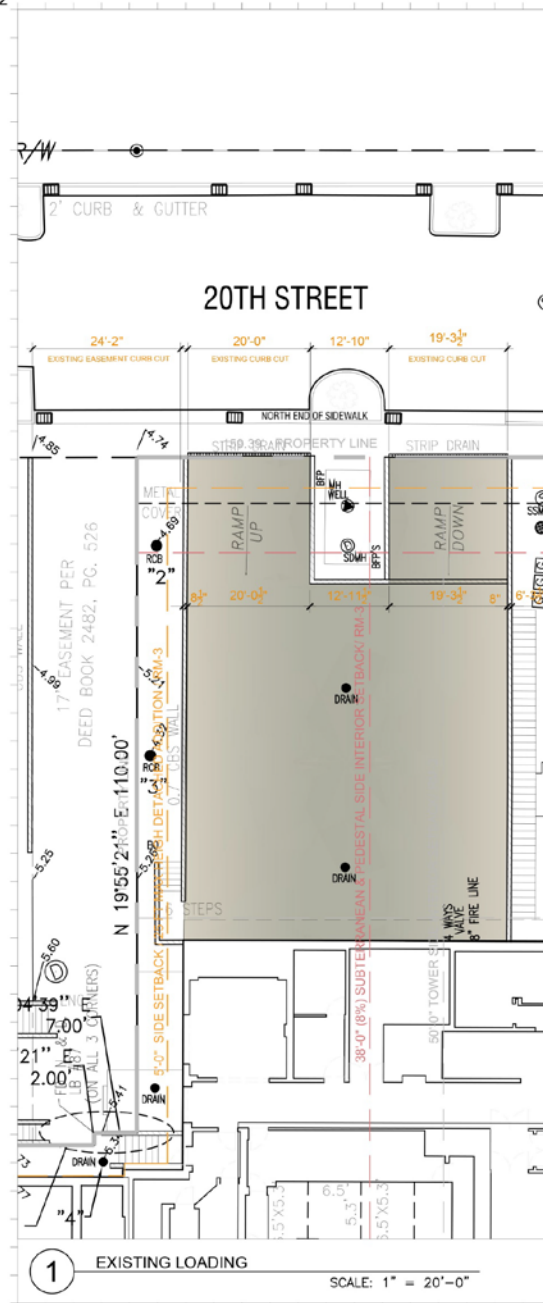
ORIGINAL DOUBLE LOADING ENTRY  
REVISED TO SINGLE LOADING ENTRY

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:** KOBIS  
**Name:** 40 West 57th Street, Suite 1600  
**Address:** New York, NY 10019  
**Address:** 212-672-4766  
**Tel:** 212-672-4766  
**Email:** wkf@kobi.com

**Design Architect:** KOBIS & FARMAS COLLABORATION  
**Name:** KOBIS & FARMAS COLLABORATION  
**Address:** 400 West 57th Street, Suite 1600  
**Address:** New York, NY 10019  
**Tel:** 212-672-4766  
**Email:** wkf@kobi.com

**Consultant:** LAMSON & ASSOCIATES  
**Name:** LAMSON & ASSOCIATES  
**Address:** 400 West 57th Street, Suite 1600  
**Address:** New York, NY 10019  
**Tel:** 212-672-4766  
**Email:** wkf@kobi.com

**Consultant:** HORTAGE ARCHITECTURAL ASSOCIATES  
**Name:** HORTAGE ARCHITECTURAL ASSOCIATES  
**Address:** 400 West 57th Street, Suite 1600  
**Address:** New York, NY 10019  
**Tel:** 212-672-4766  
**Email:** wkf@kobi.com

**Architect:** Kobi Karp Architecture and Interior Design, Inc.  
**Name:** Kobi Karp Architecture and Interior Design, Inc.  
**Address:** 271 West 28th Street  
**Address:** Miami, Florida 33127 USA  
**Tel:** +1 (305) 575-1818  
**Fax:** +1 (305) 575-2766

Digitally signed by Kobi Karp

Date: 2022.02.11  
15:40:23 -0500

KOBI KARP  
Lic. # AT0012578

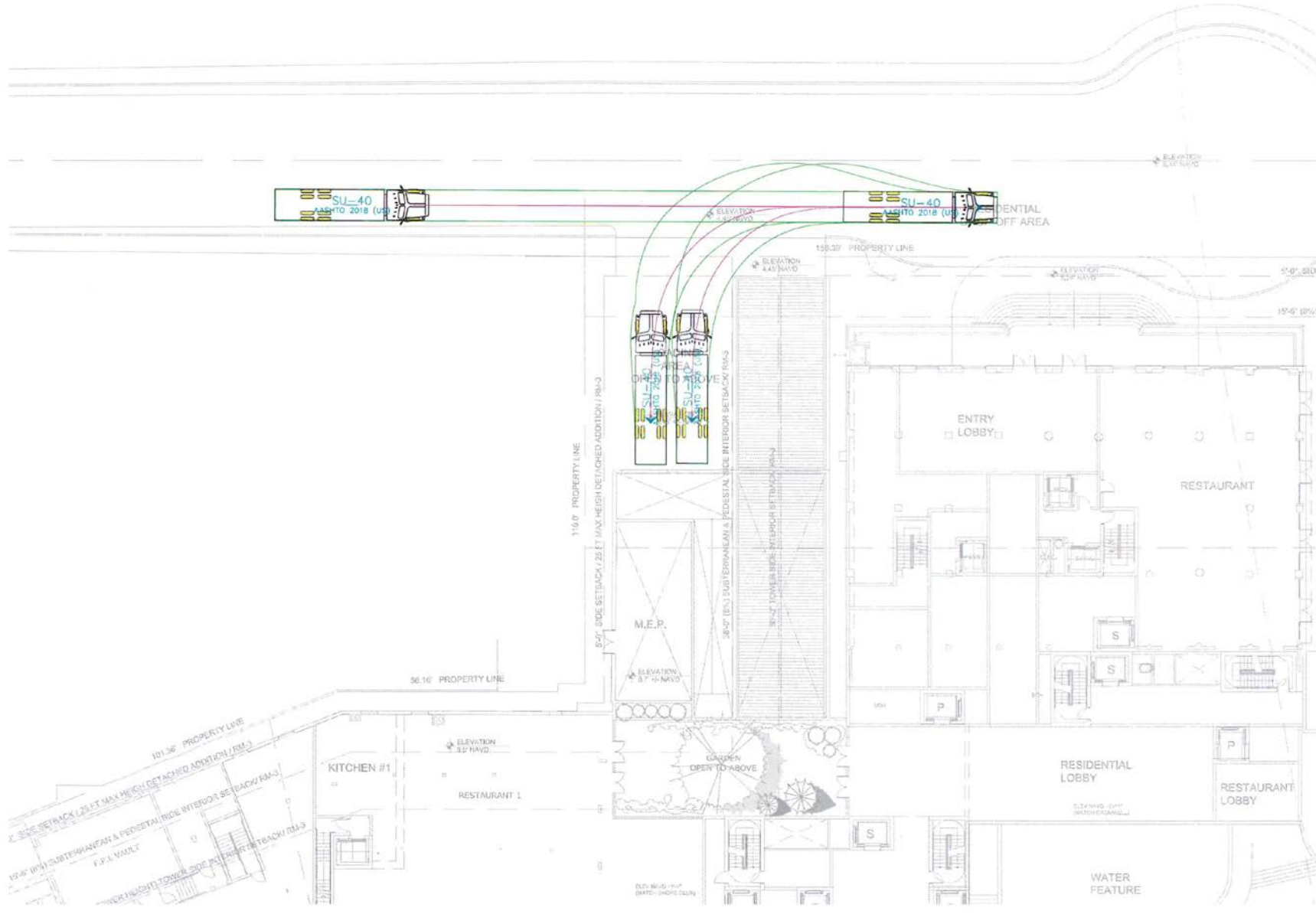


**ENLARGED CROMWELL LOADING**

Date	12/06/2021	Sheet No.
Scale	1/16"=1'-0"	A3.21
Project	2134	

# 20<sup>th</sup> STREET **DOUBLE** LOADING AREA MANEUVERABILITY STUDY

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





## SU-40 Egress Maneuverability

## DOUBLE LOADING SPACE EGRESS

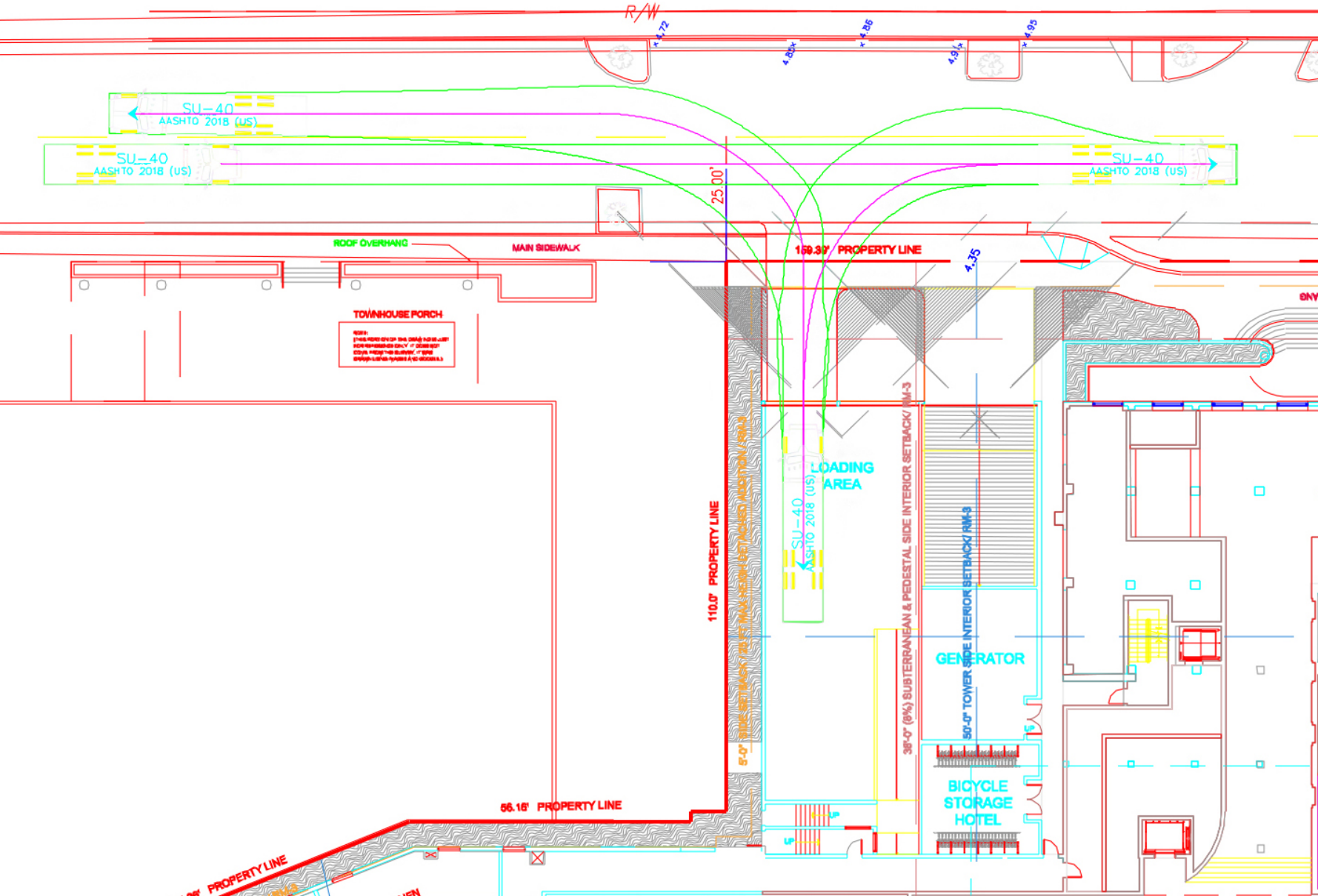
# MANEUVERABILITY STUDY

# 20<sup>th</sup> STREET **SINGLE** LOADING AREA MANEUVERABILITY STUDY

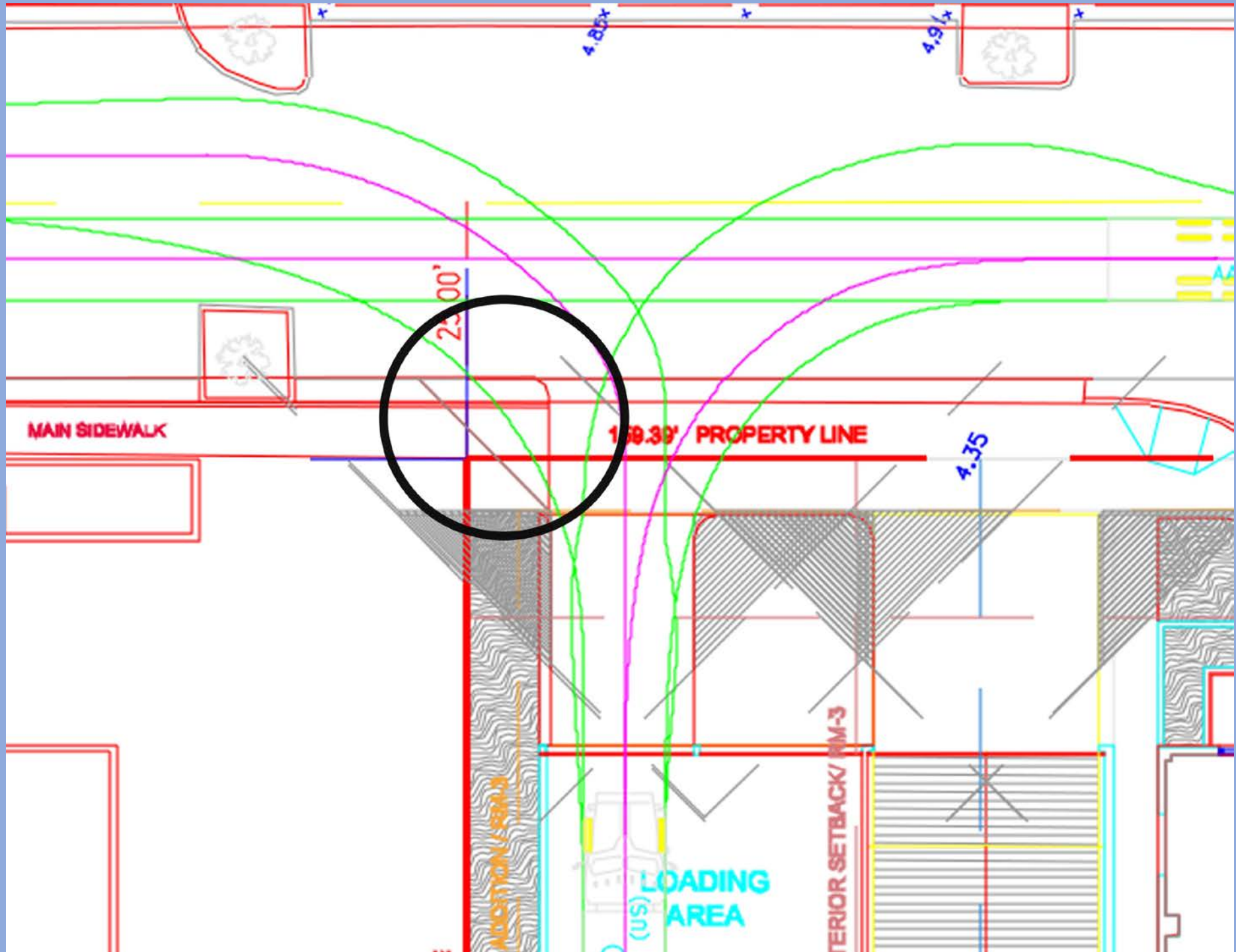
(FROM APPLICANT'S **REVISED** TRAFFIC STUDY)

# 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.