

HPB21 - 0481
1901 Collins Ave.
5/10/22 meeting
"Exhibit F"



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

Historic Preservation Board
File No. 21-0481

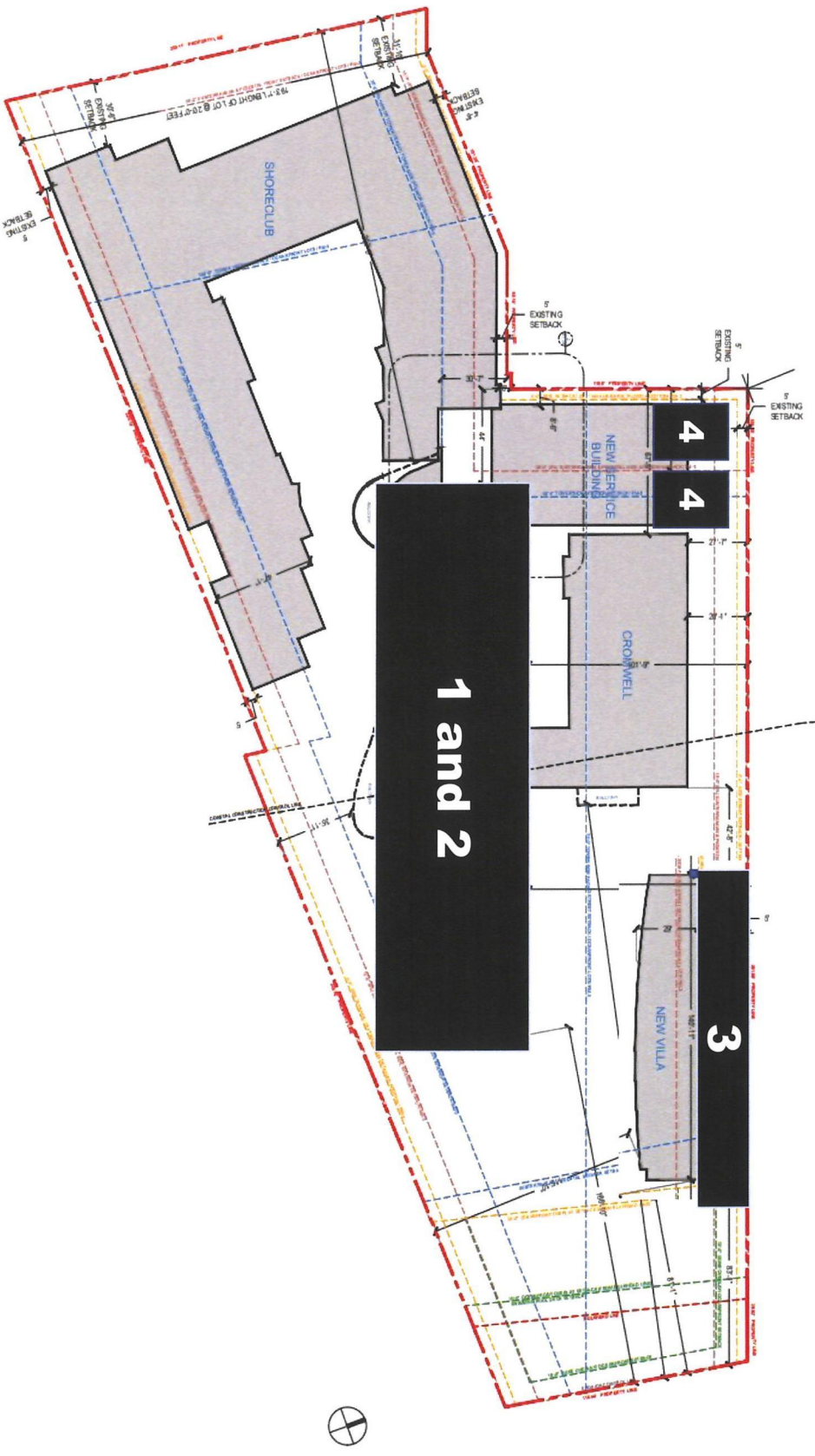
1901 Collins Avenue
Shore Club

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**

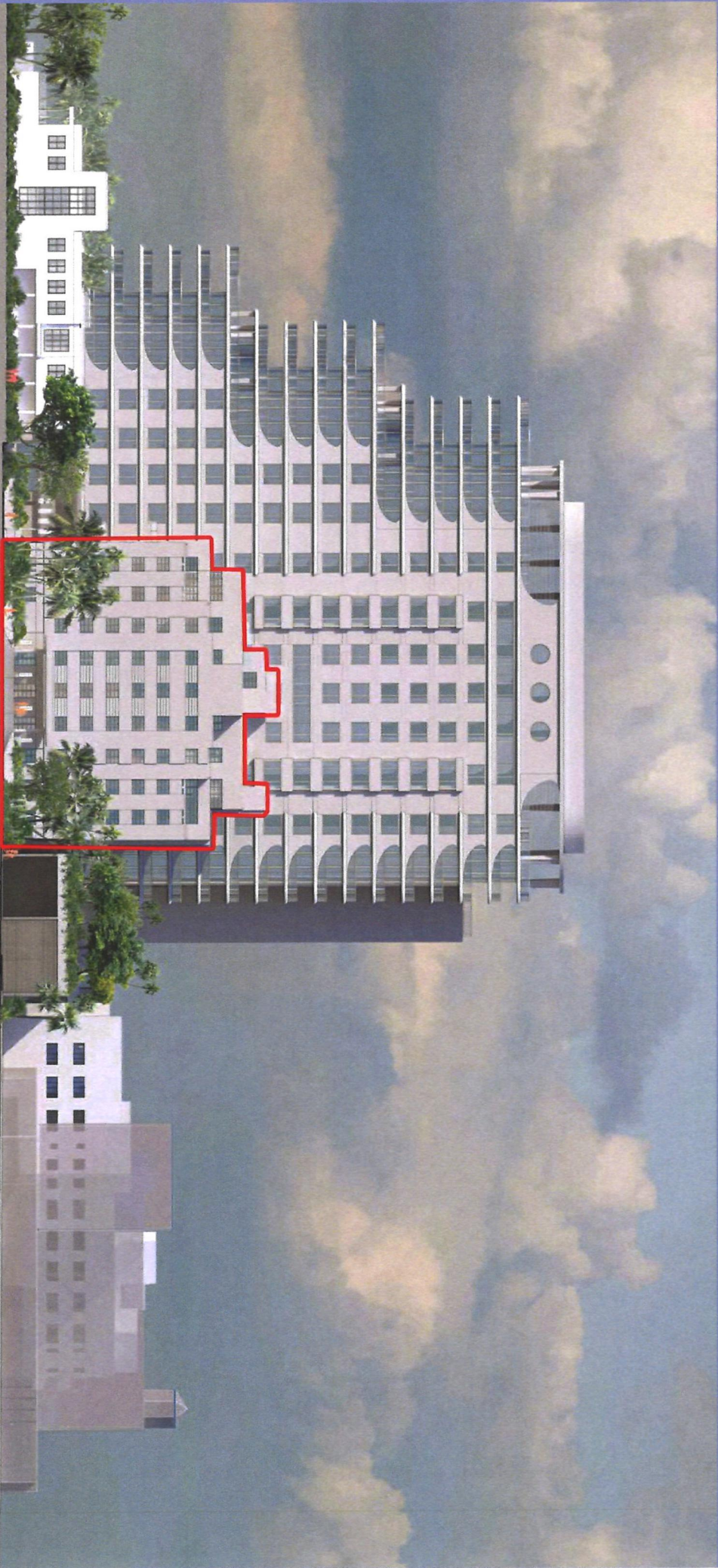
1. CONTEXT 2. SCALE OF TOWER 3. VILLA SETBACK 4. LOADING



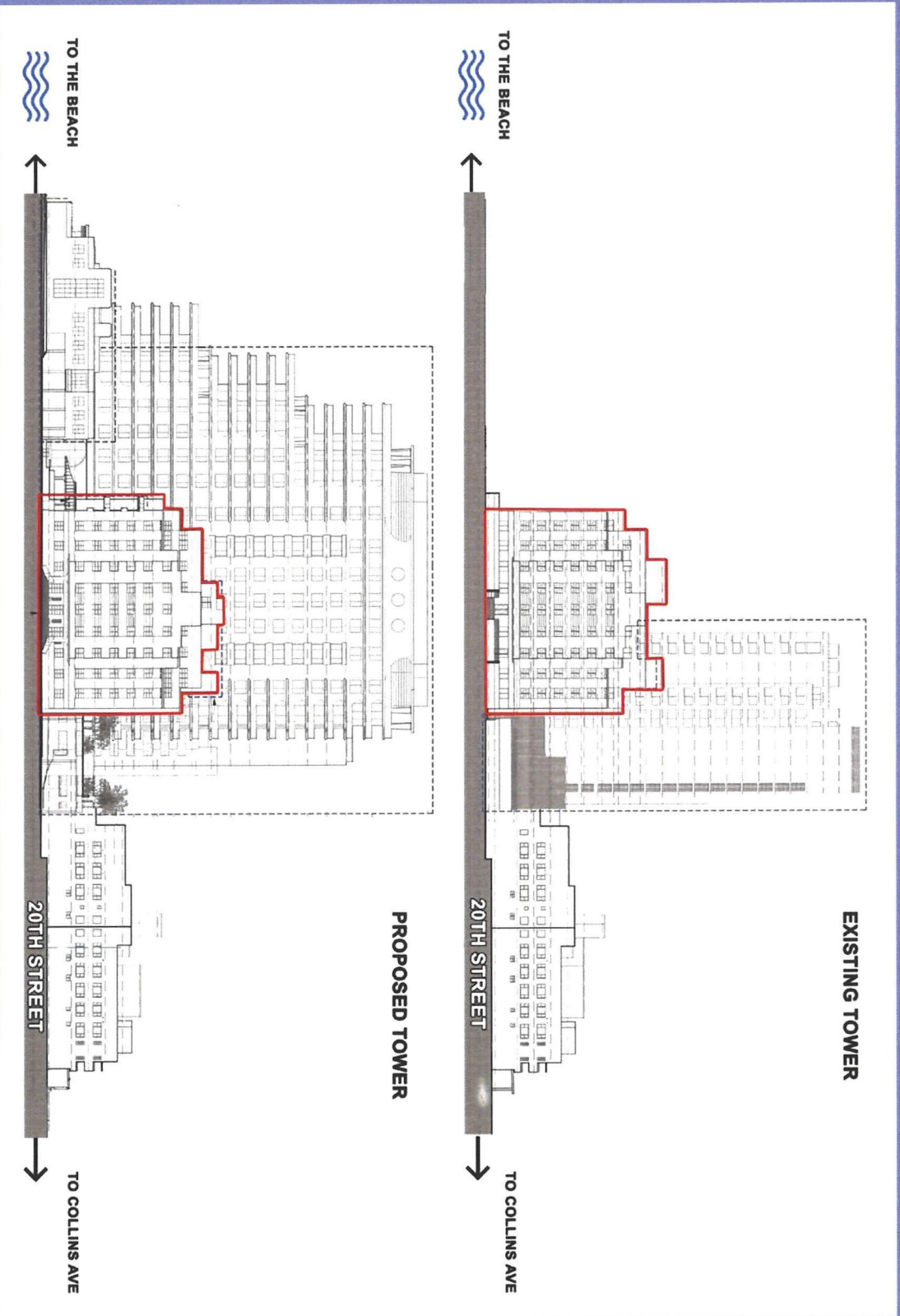
**SHORE CLUB
PROPOSED
NORTH ELEVATION**



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

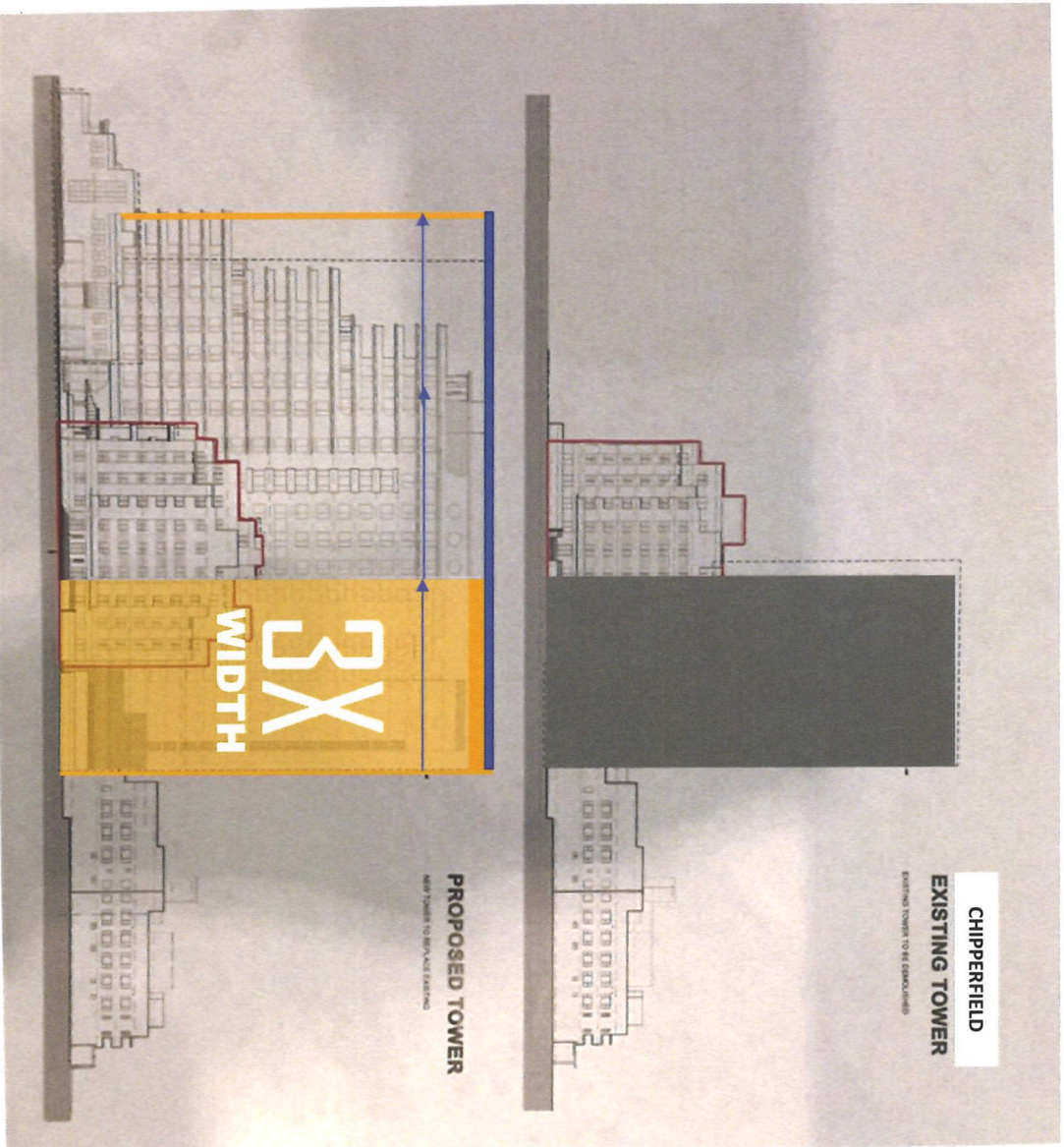


A4.25 of Applicant's Final (4/18/22) Submission Plans



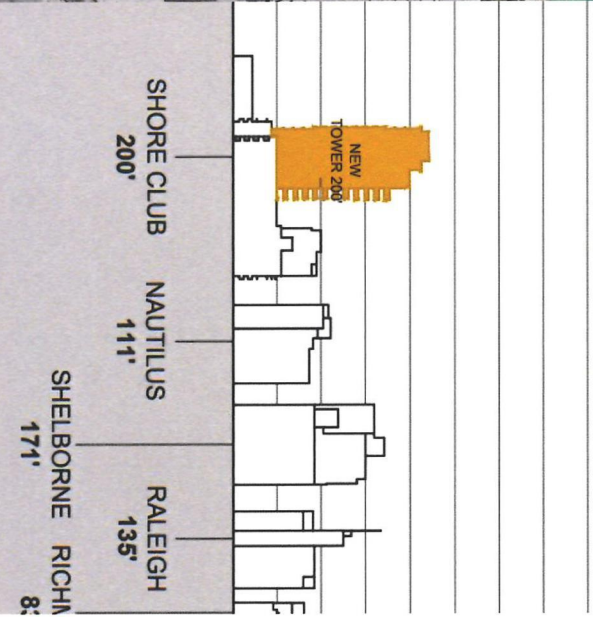
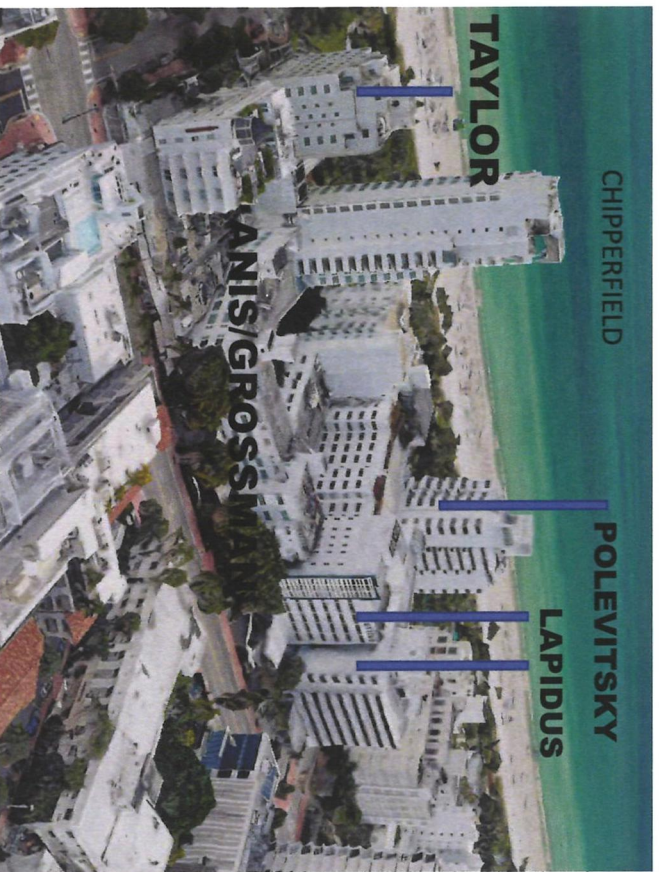
From A4.31 of Applicant's Final (4/18/22) Submission Plans (Edit and Markup Added)

**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.

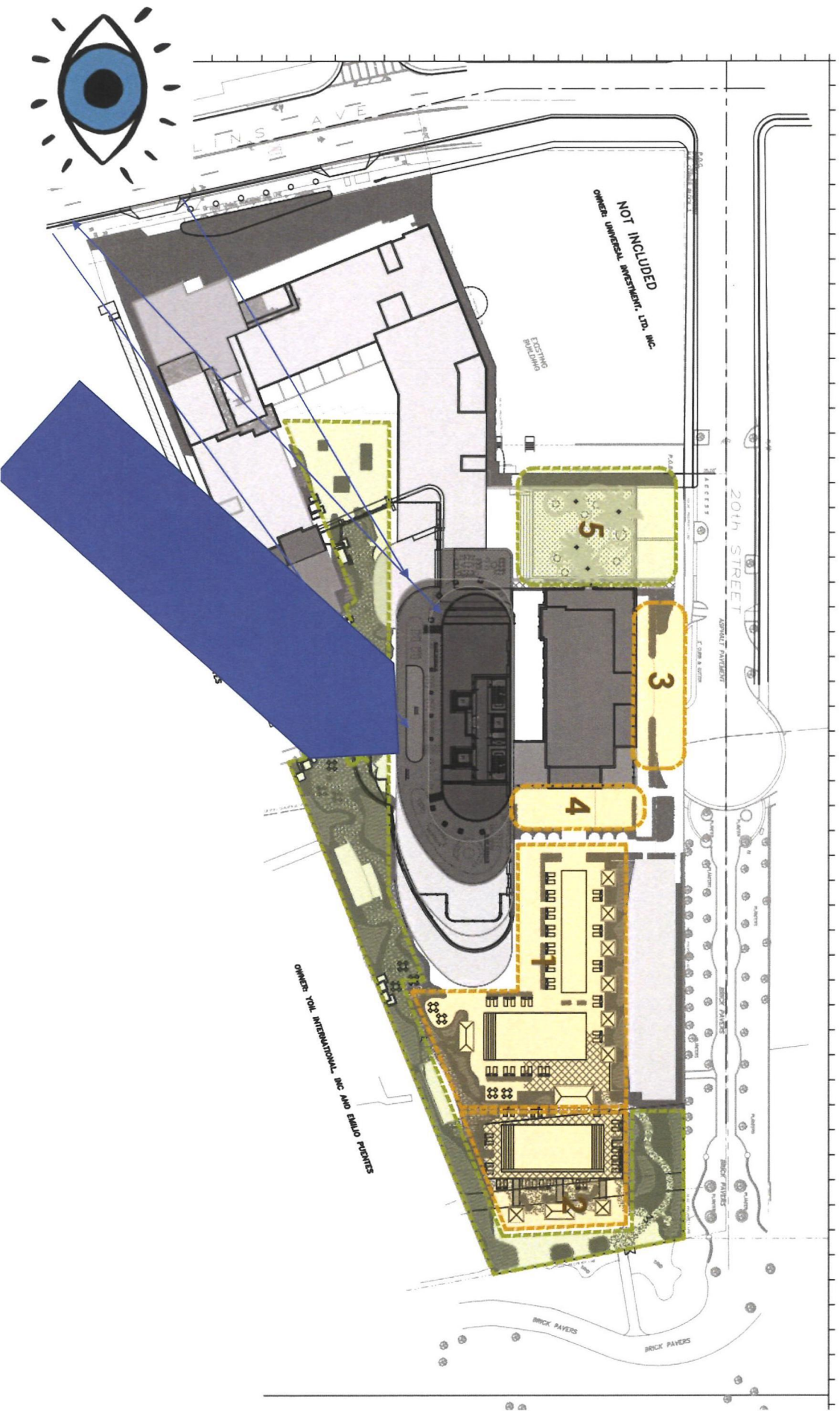


NORTH ELEVATION



SOUTH ELEVATION

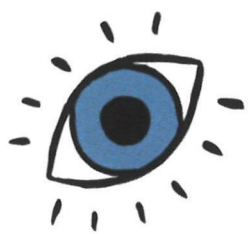
VIEWS FROM THE SOUTH ON COLLINS AFFECTED BY WIDTH OF TOWER

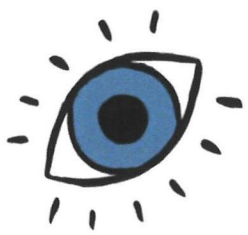


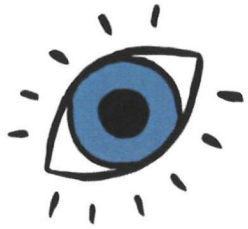
THREE VIEW CORRIDORS FROM SOUTH **NOT STUDIED**

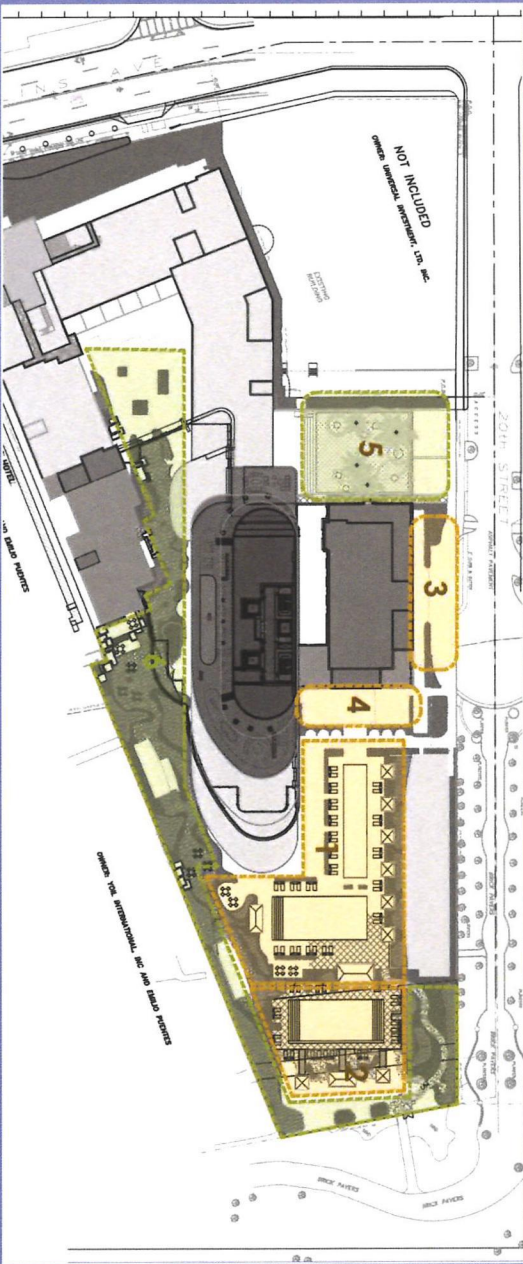


1. Beachwalk
2. 19th Street
3. Pedestrian Views Along Collins(Walking South to North)





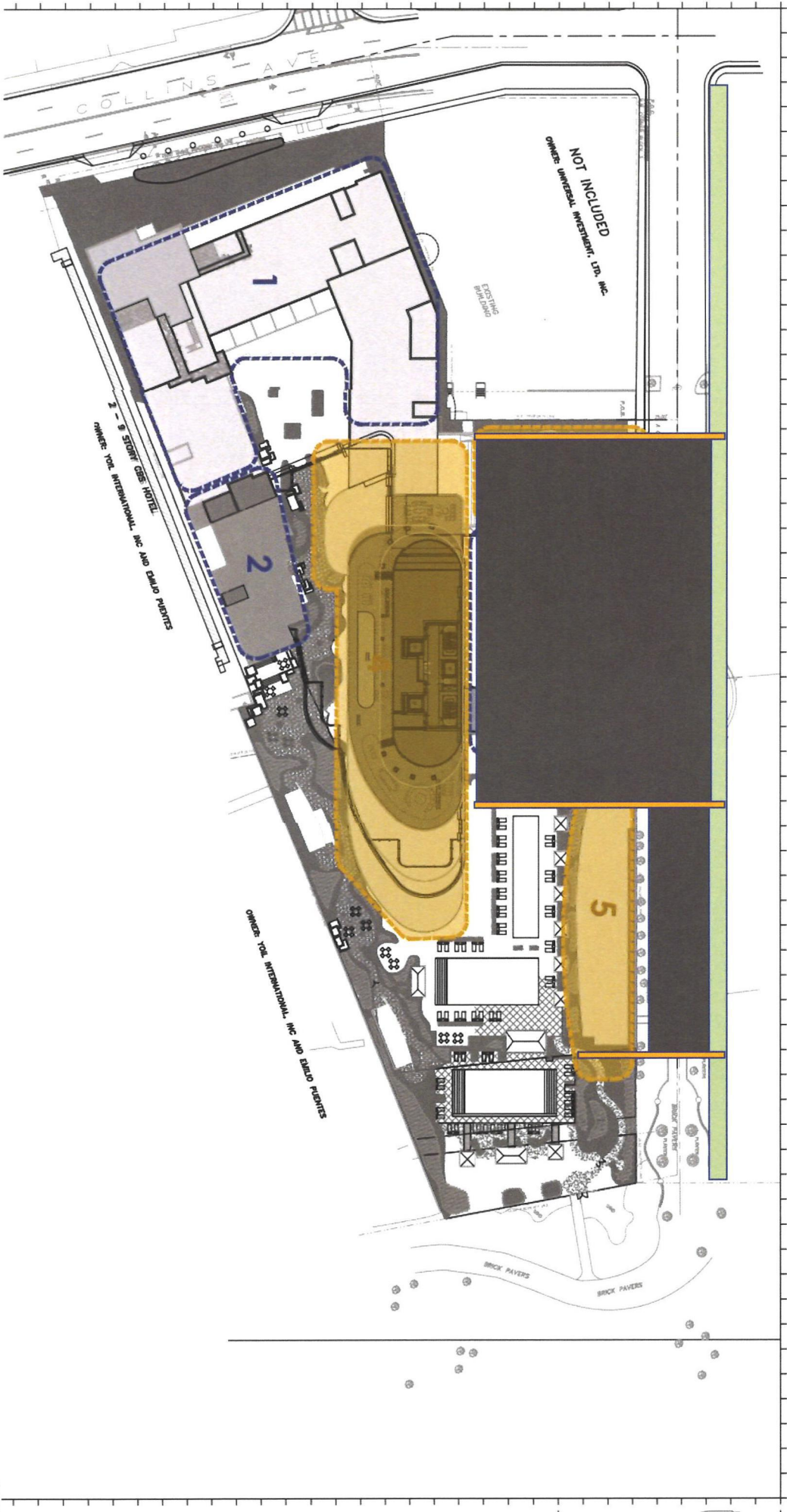




**BEACH ACCESS IN
SHADE**

• 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

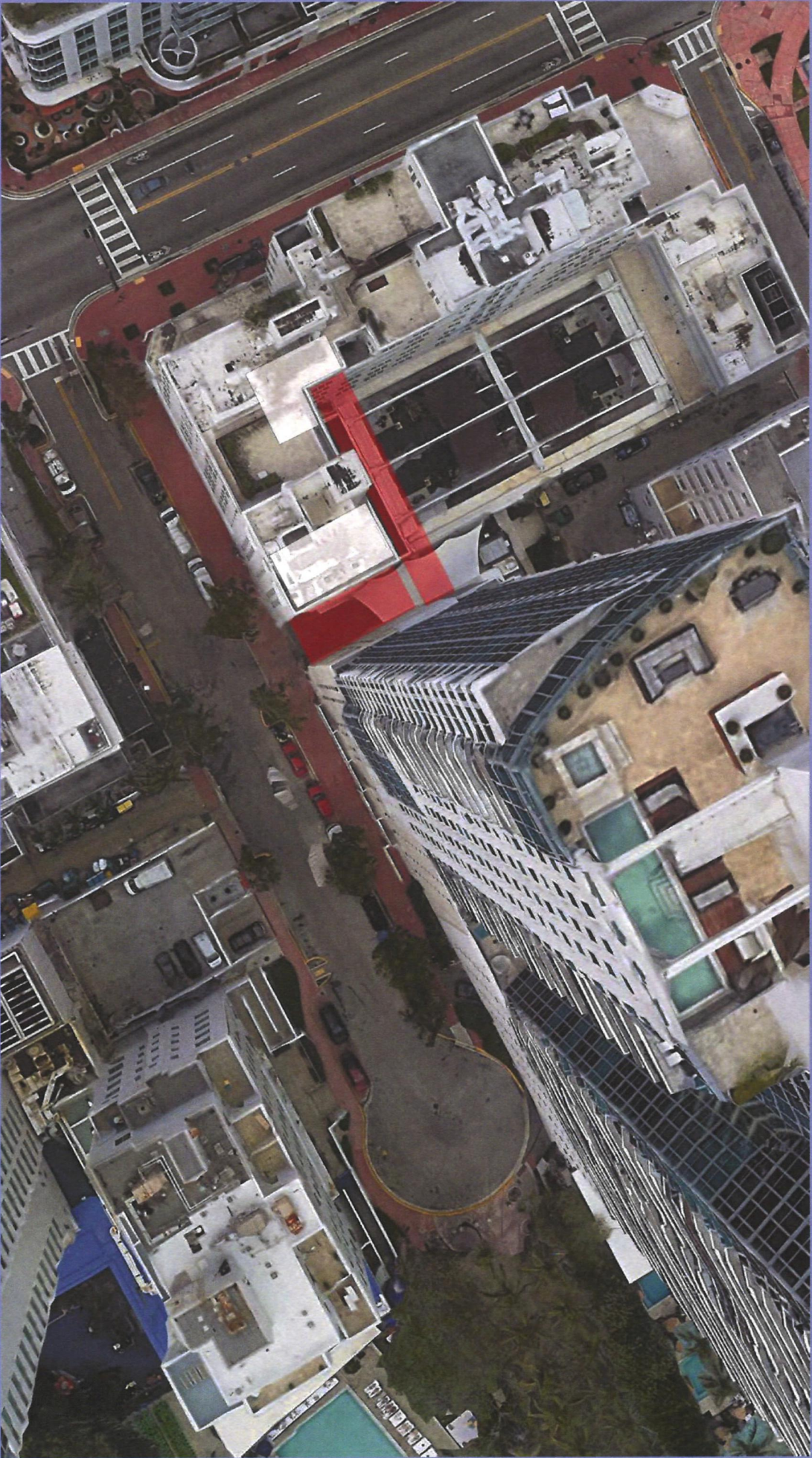
Total Seating of New Residential Tower: 272 Seats

**TOTAL FOOD & BEVERAGE
SEATING FOR ENTIRE
SHORE CLUB PROJECT**

679 SEATS



20th STREET



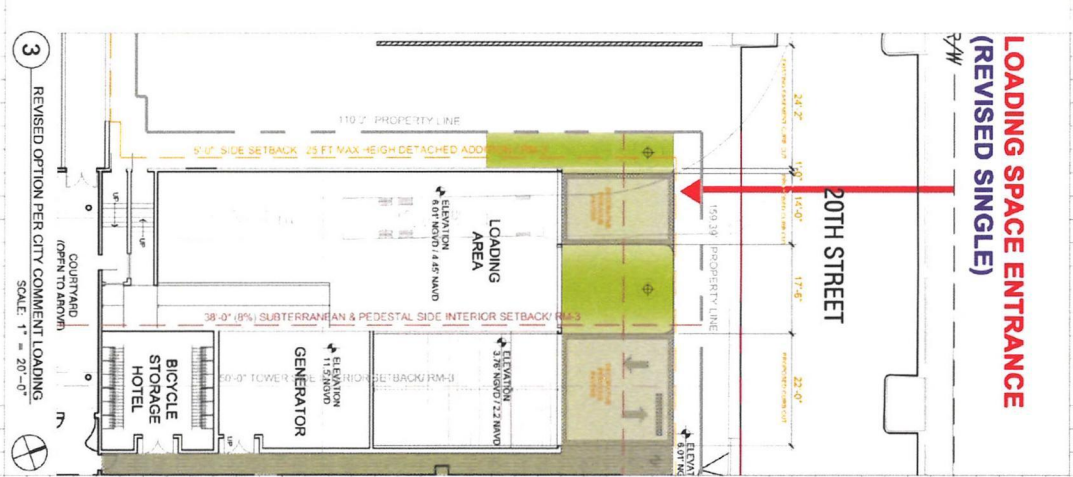
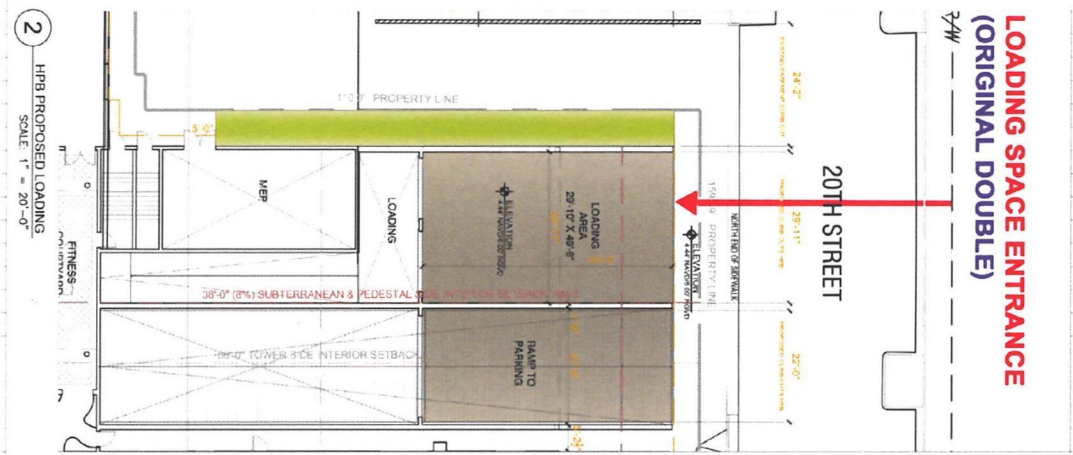
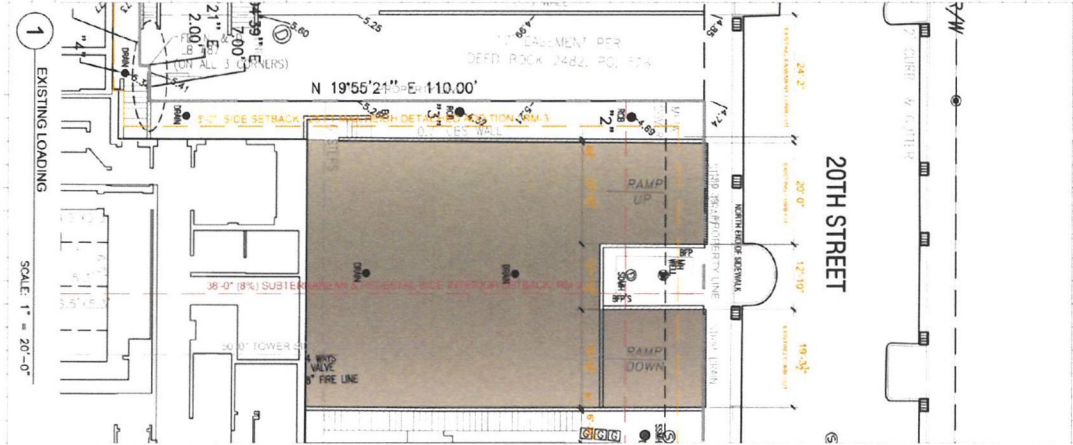
LOADING AREA PLAN

**ORIGINAL DOUBLE LOADING ENTRY
REVISED TO SINGLE LOADING ENTRY**

TANDEM LOADING PROBLEMATIC

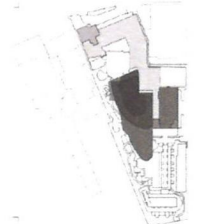
**CURB CUT REDUCED
FROM 29 FEET
TO 14 FEET**

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



LOADING SPACE ENTRANCE (ORIGINAL DOUBLE)

LOADING SPACE ENTRANCE (REVISED SINGLE)



Shore Club
1000 Collins Ave
Miami Beach, FL 33139

Design by Kobi Karp
1000 Collins Ave
Miami Beach, FL 33139
Tel: 305.673.1111
Fax: 305.673.1112

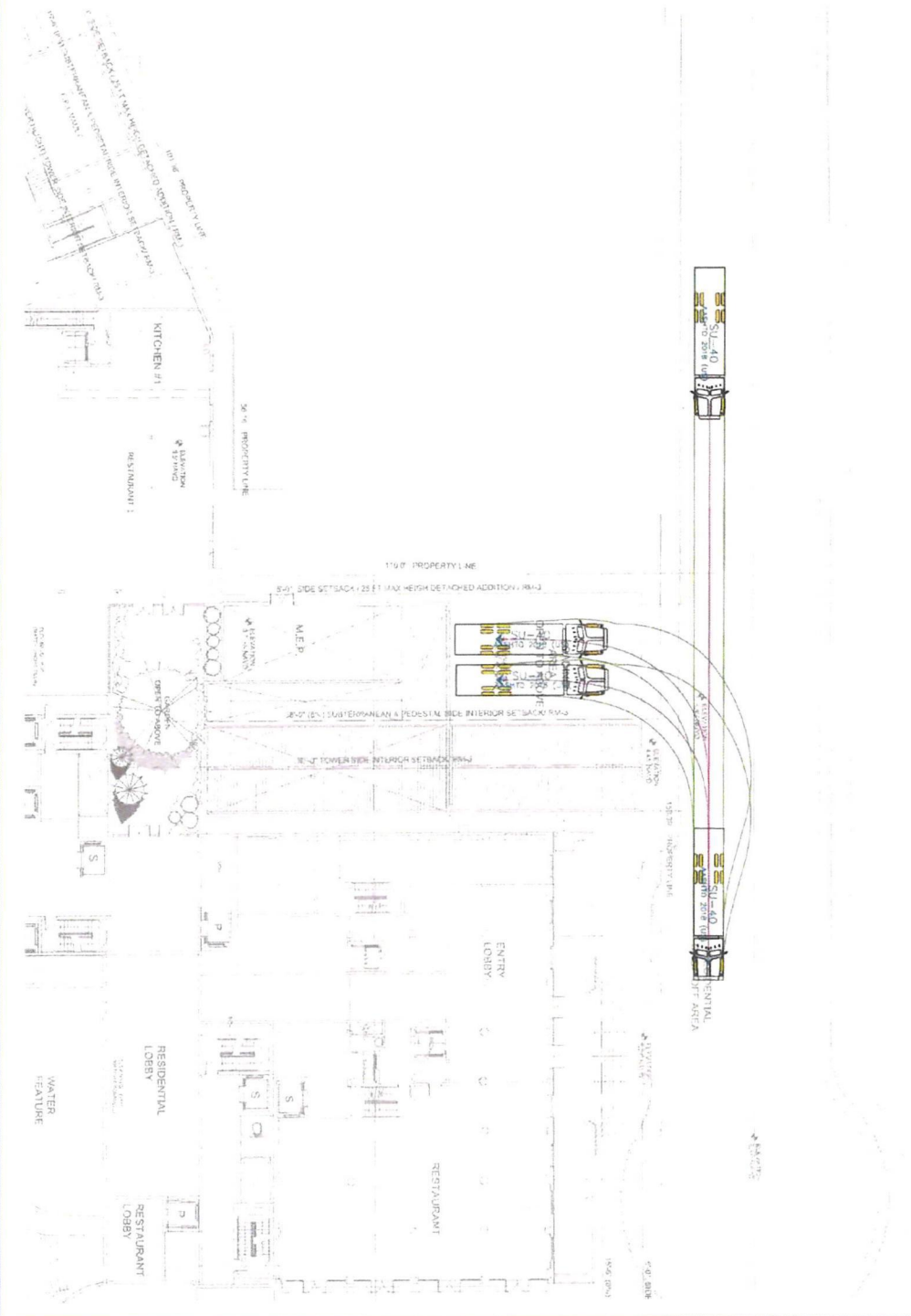
ENLARGED CROMWELL LOADING
Scale: 1/8" = 1'-0"
Project: 2104

K O B I K A R P

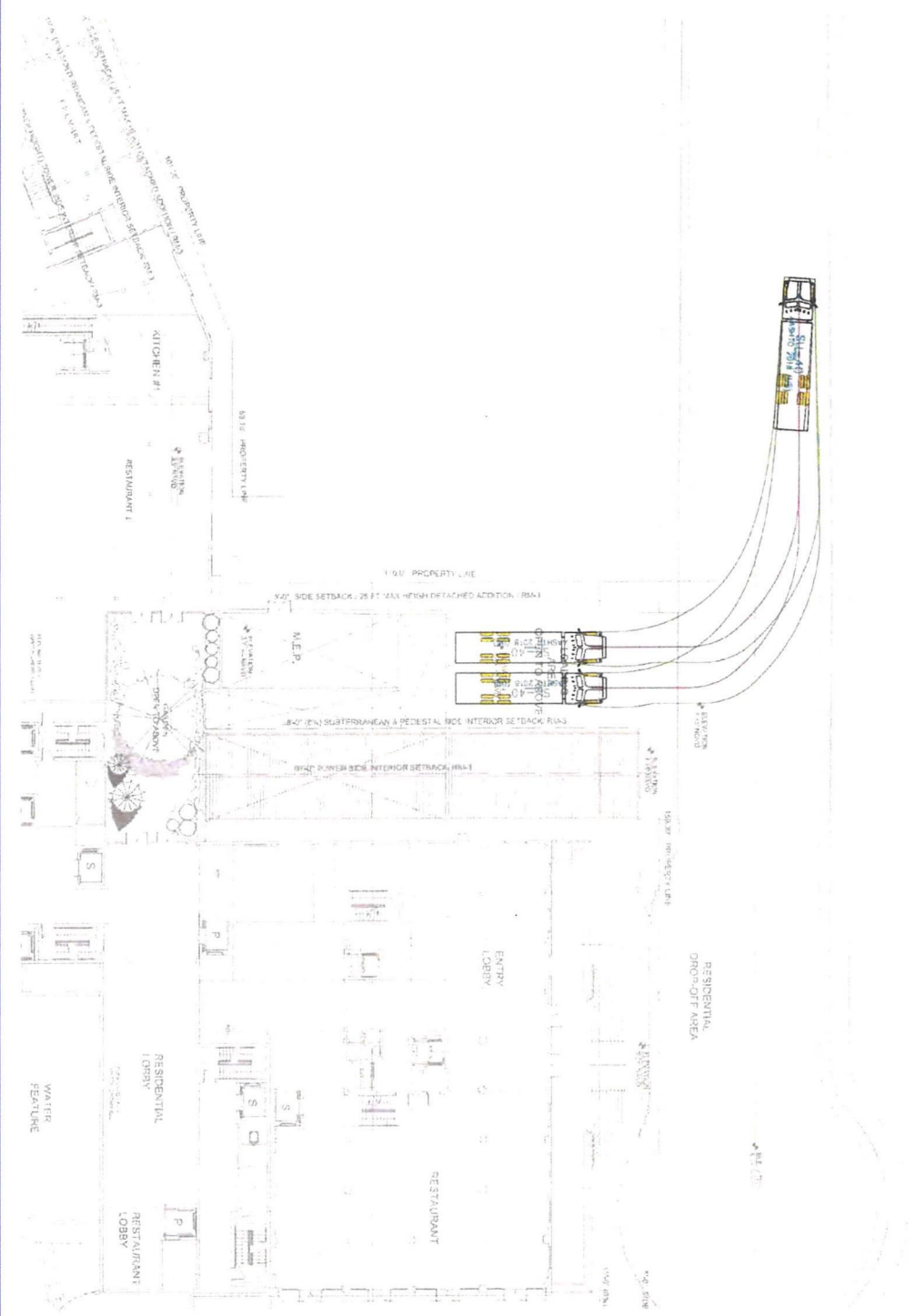
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20th STREET
DOUBLE LOADING AREA
MANEUVERABILITY STUDY

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



DOUBLE LOADING SPACE
INGRESS
MANEUVERABILITY STUDY



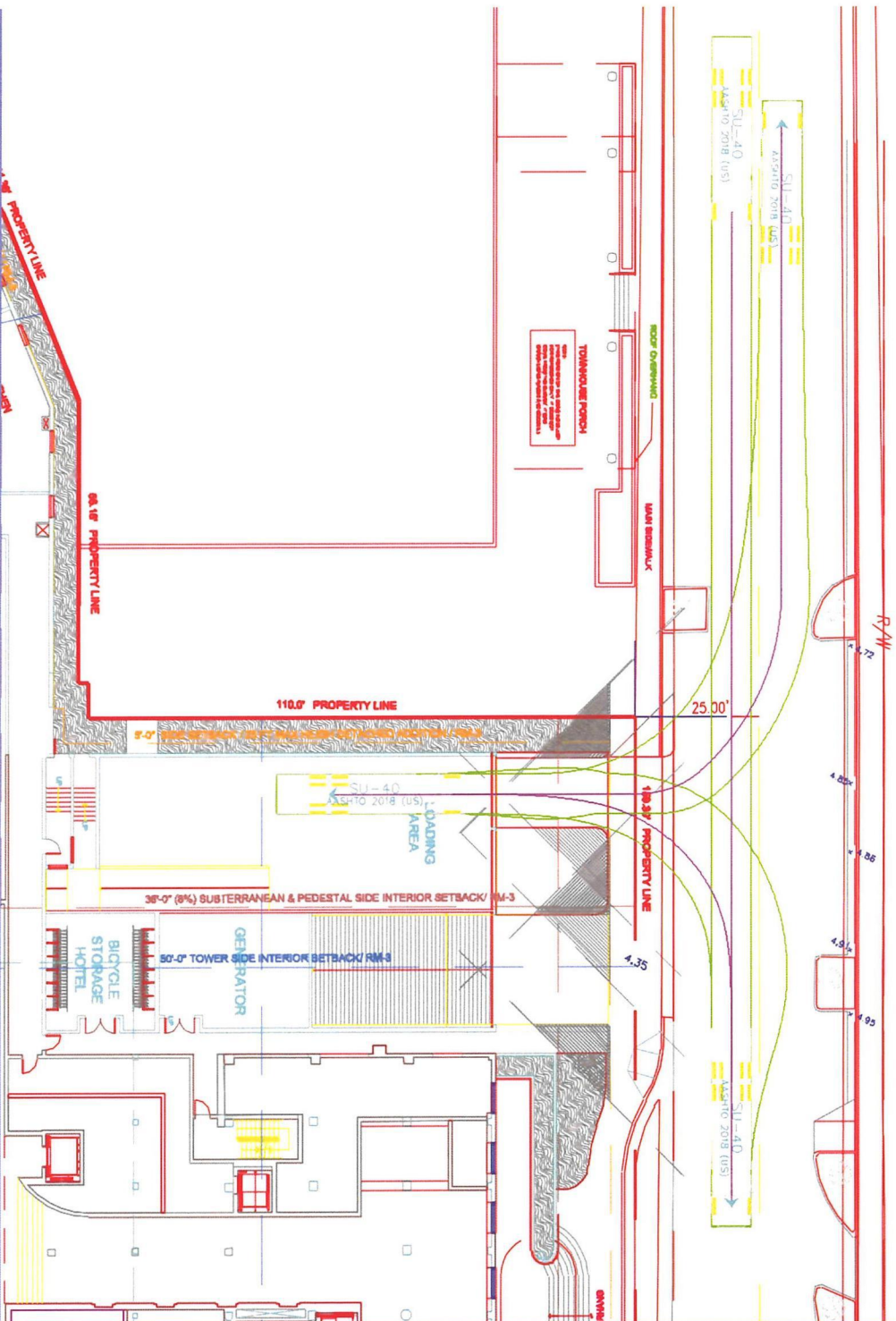
DOUBLE LOADING SPACE
EGRESS
MANEUVERABILITY STUDY

20th STREET

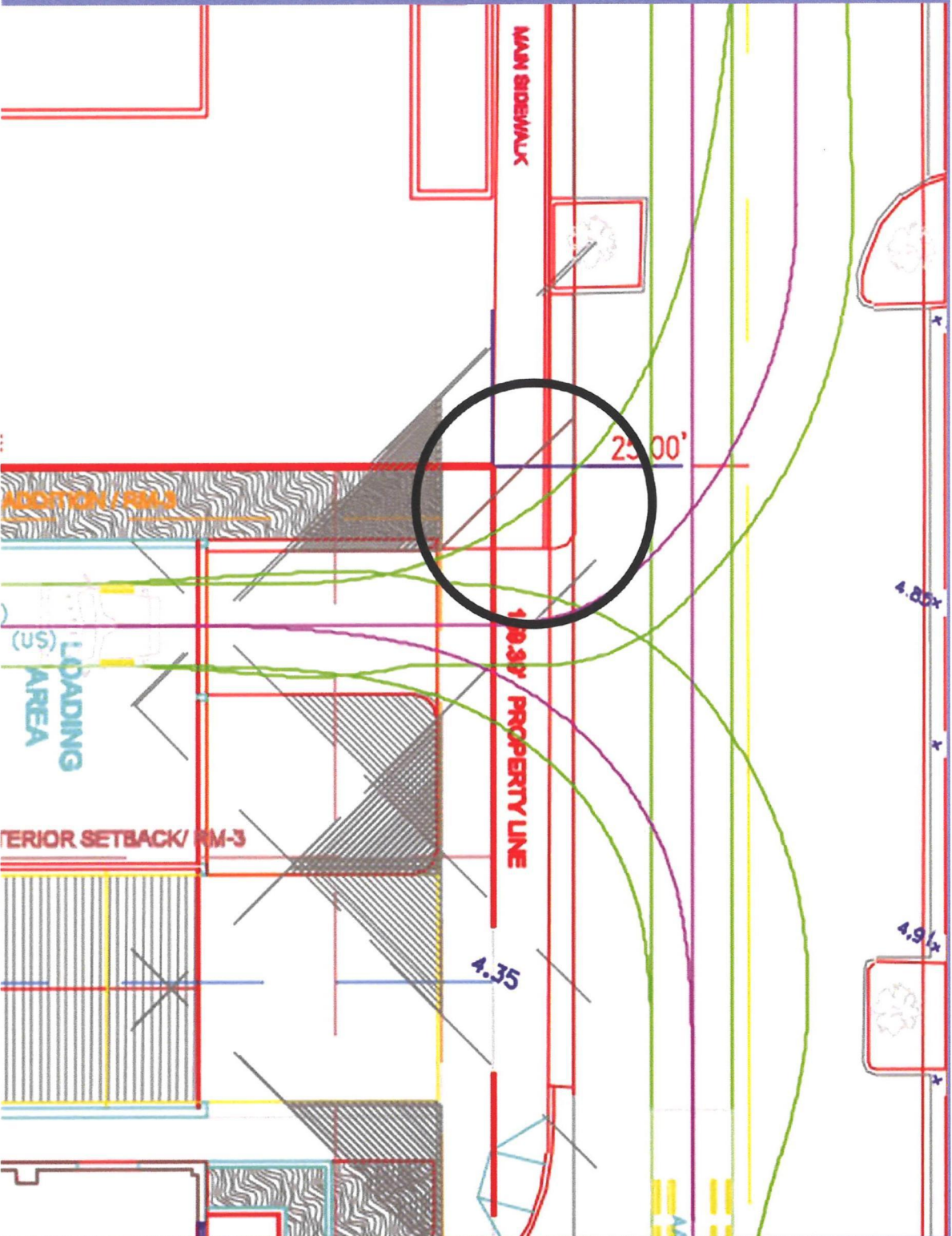
SINGLE LOADING AREA

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.**