

EXHIBIT I

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

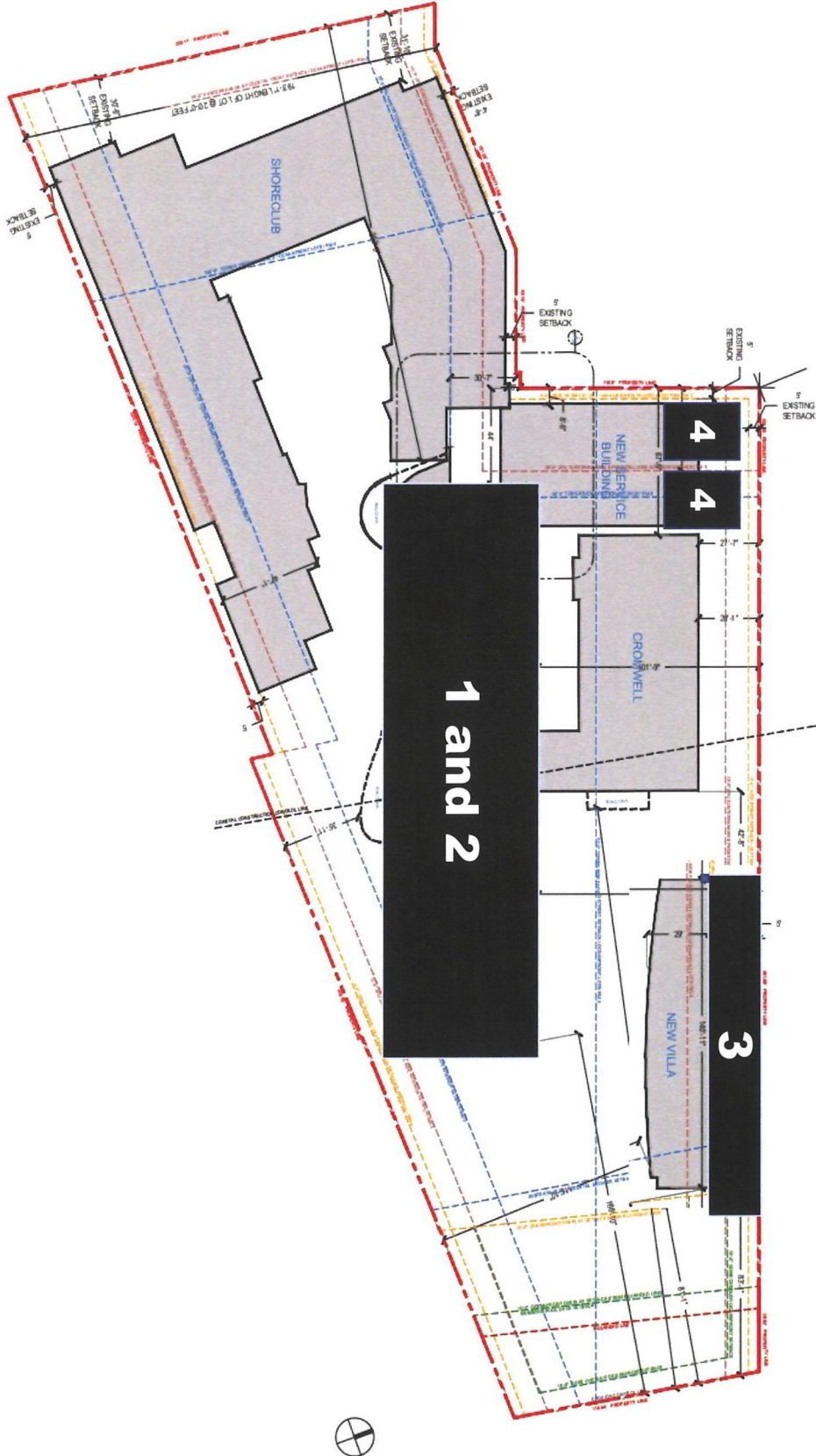
Presentation by Law Offices of Kent Harrison Robbins, P.A.
on behalf of the Setai 1808, LLC, Setai 2204, LLC, Setai Unit 2304
LLC, and Dr. Stephen Soloway.

May 10, 2022

FOUR PARTS TO A COMPLEX PROBLEM:

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

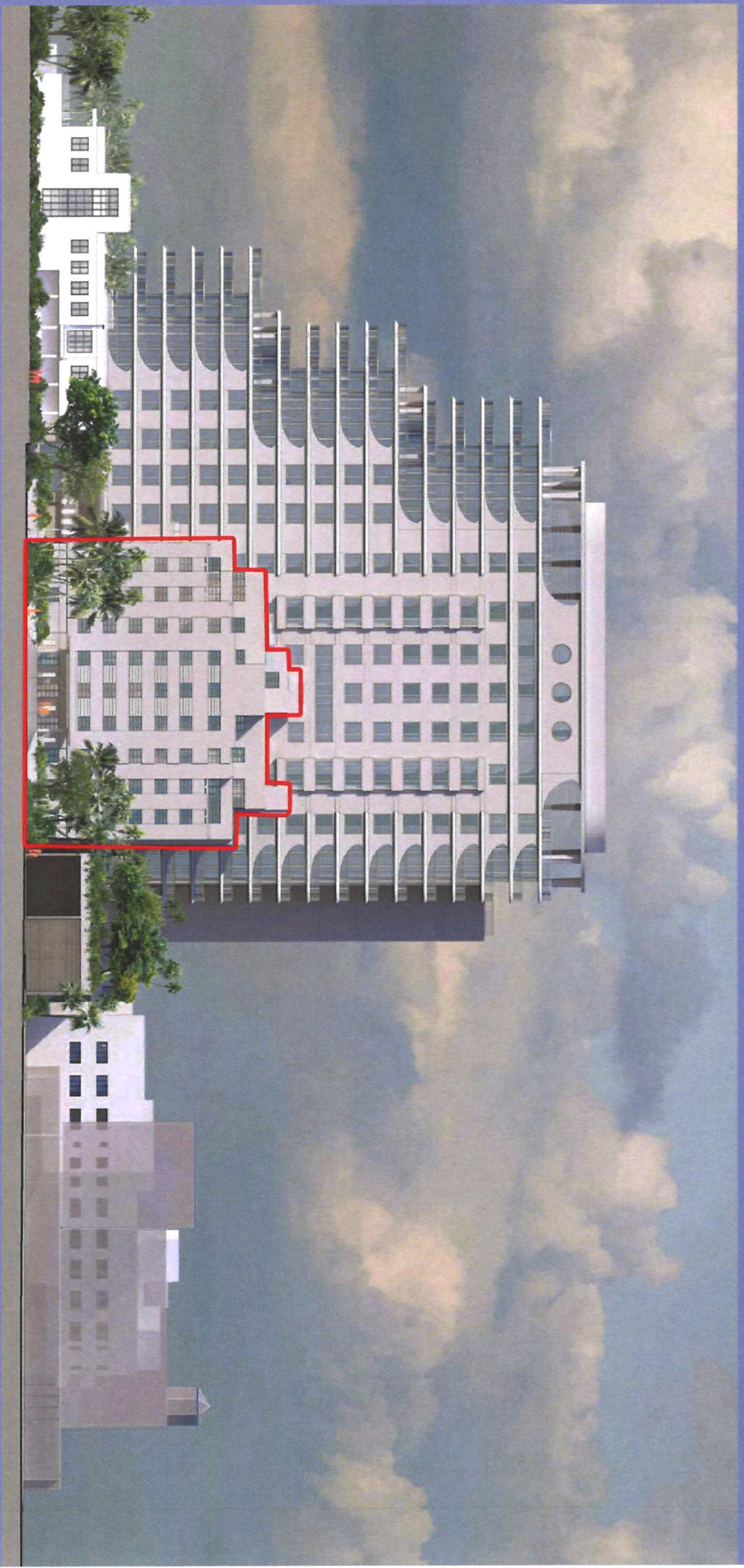
1. CONTEXT 2. SCALE OF TOWER 3. VILLA SETBACK 4. LOADING



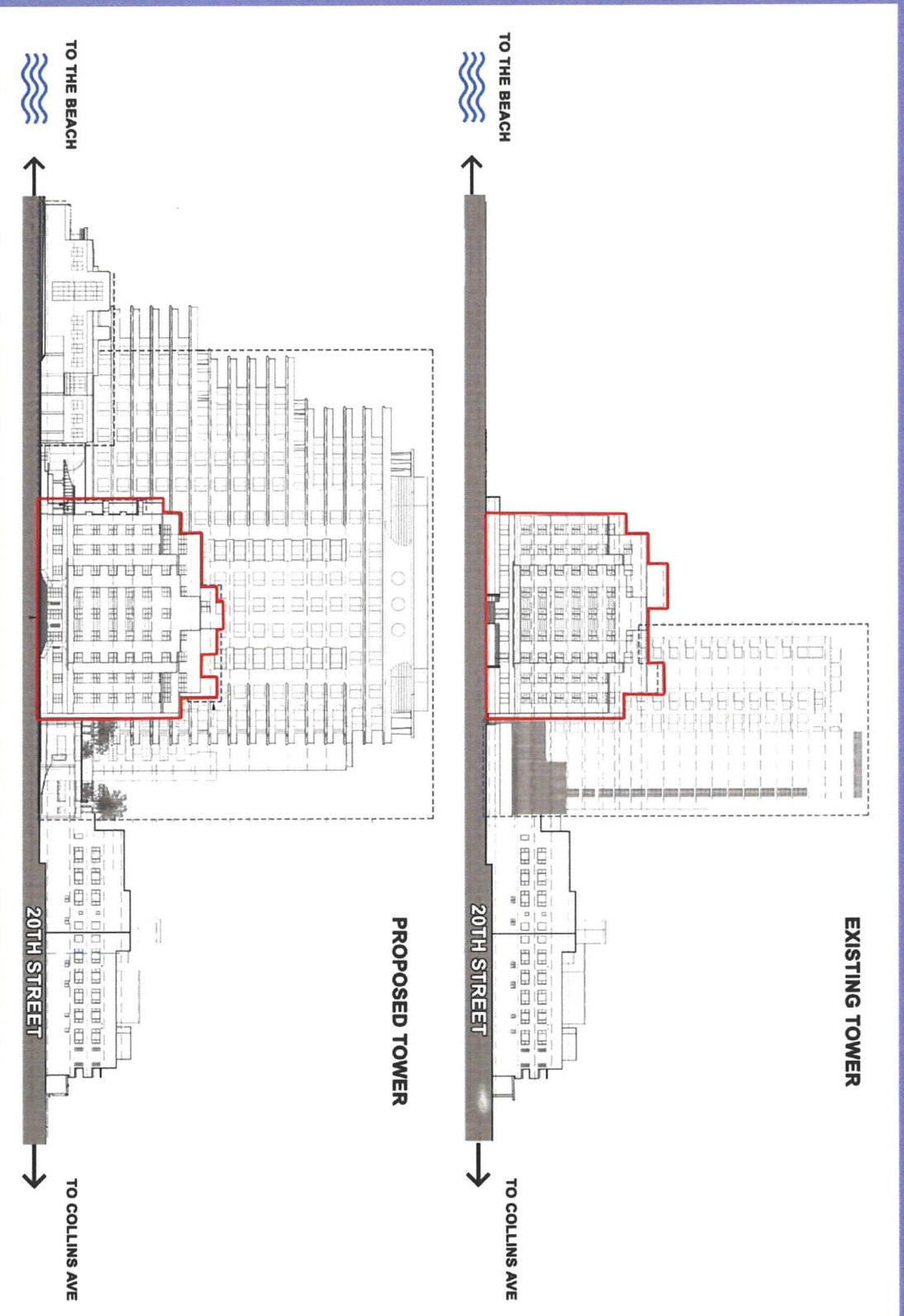
SHORE CLUB PROPOSED NORTH ELEVATION



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

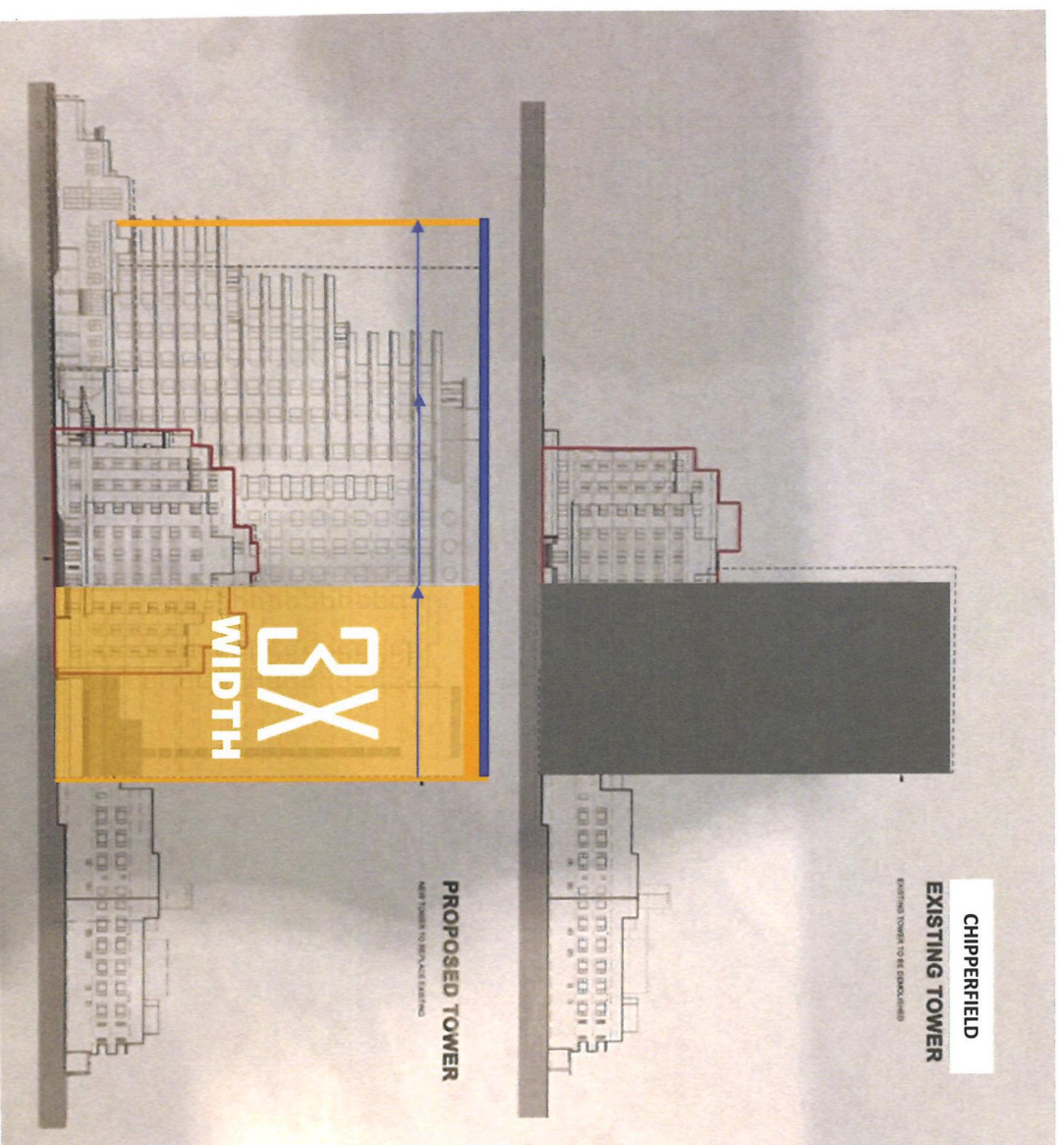


A4.25 of Applicant's Final (4/18/22) Submission Plans



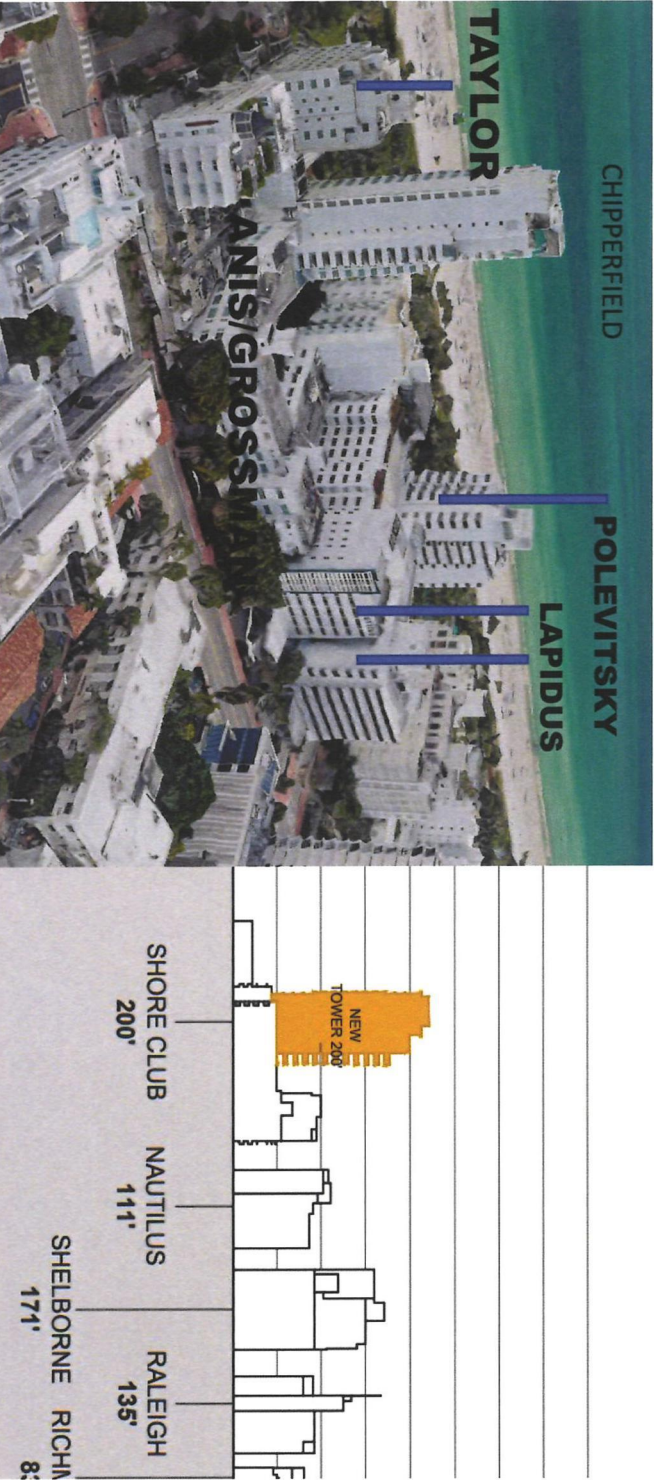
From A4.31 of Applicant's Final (4/18/22) Submission Plans (Edit and Markup Added)

**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.

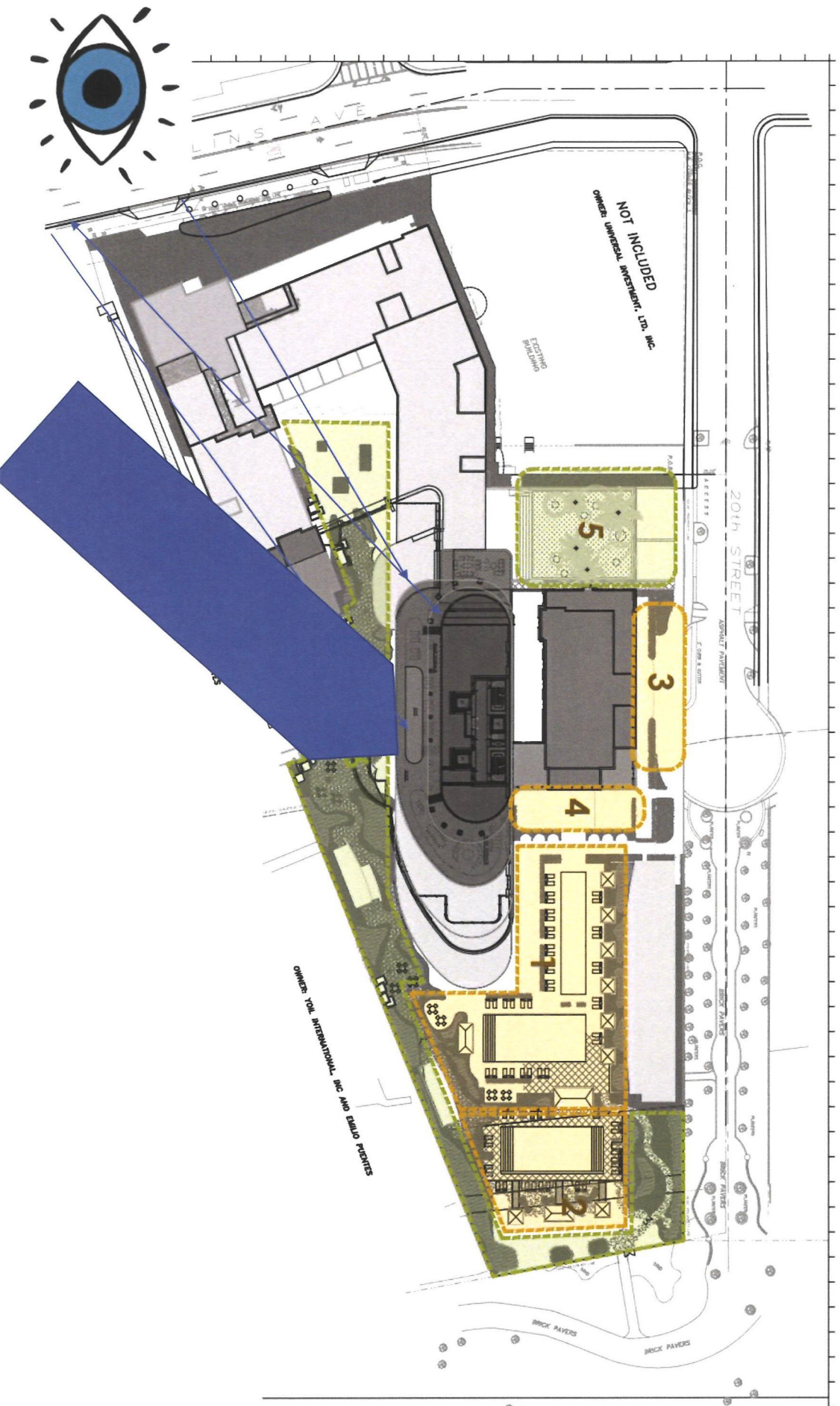


NORTH ELEVATION



SOUTH ELEVATION

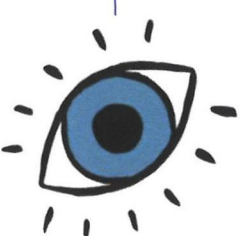
VIEWS FROM THE SOUTH ON COLLINS AFFECTED BY WIDTH OF TOWER



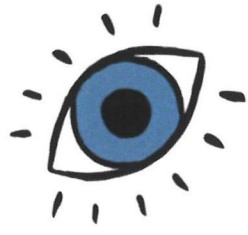
THREE VIEW CORRIDORS FROM SOUTH **NOT STUDIED**

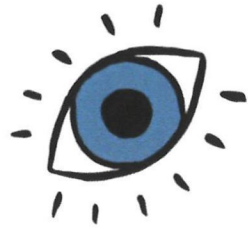


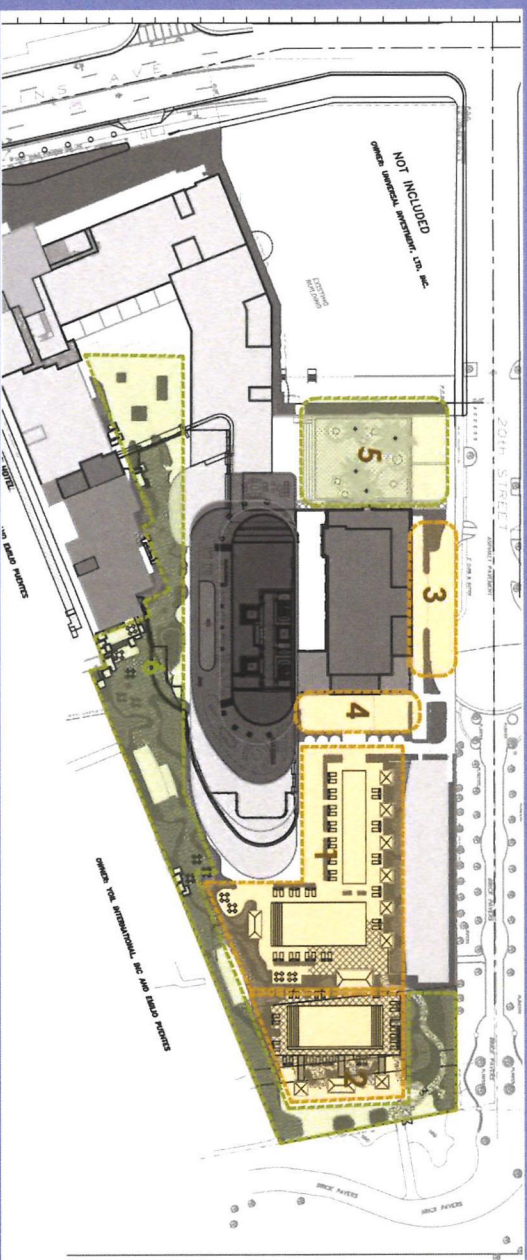
1. Beachwalk
2. 19th Street
3. Pedestrian Views Along Collins(Walking South to North)







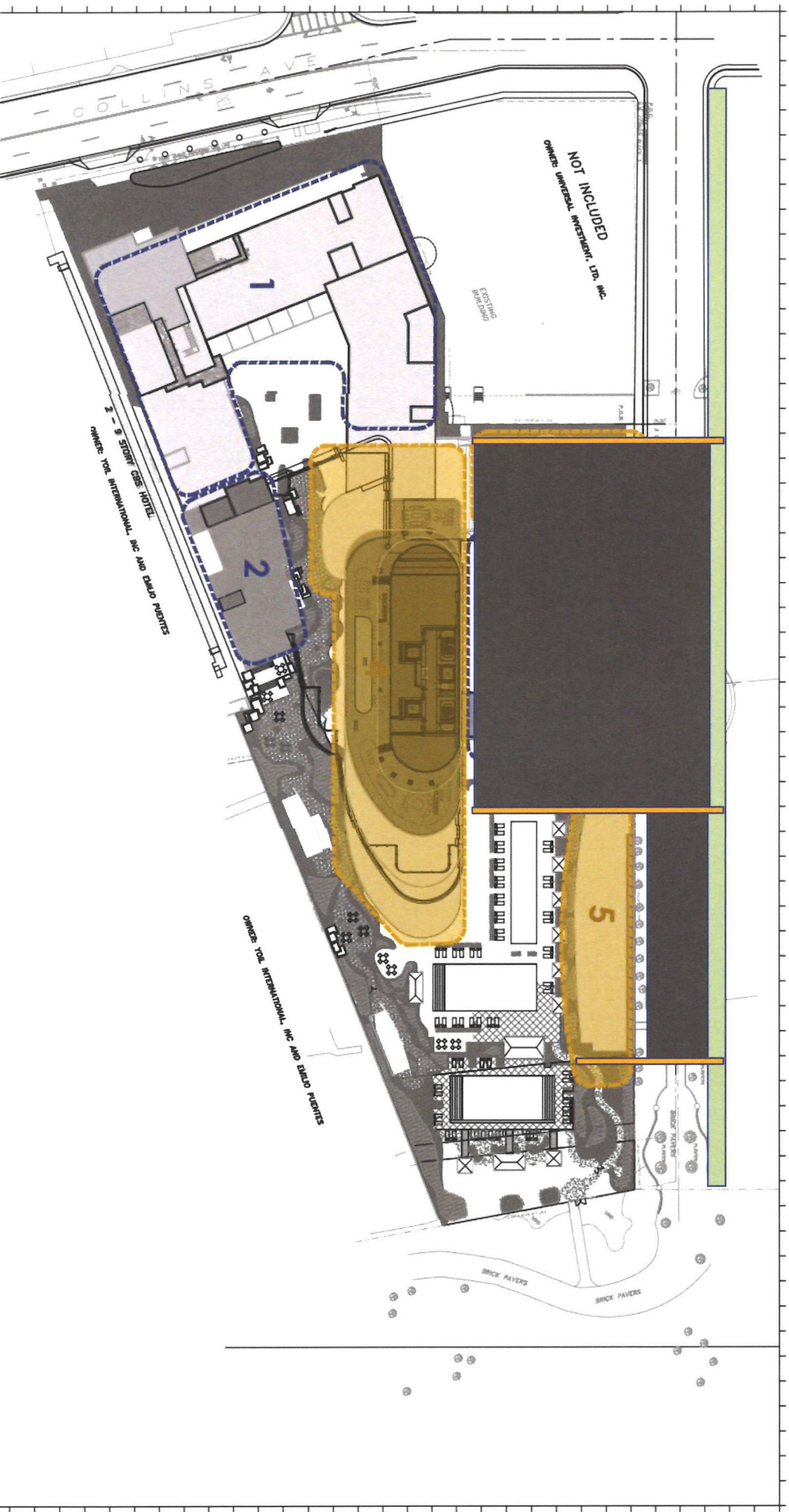




BEACH ACCESS IN SHADE

- 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

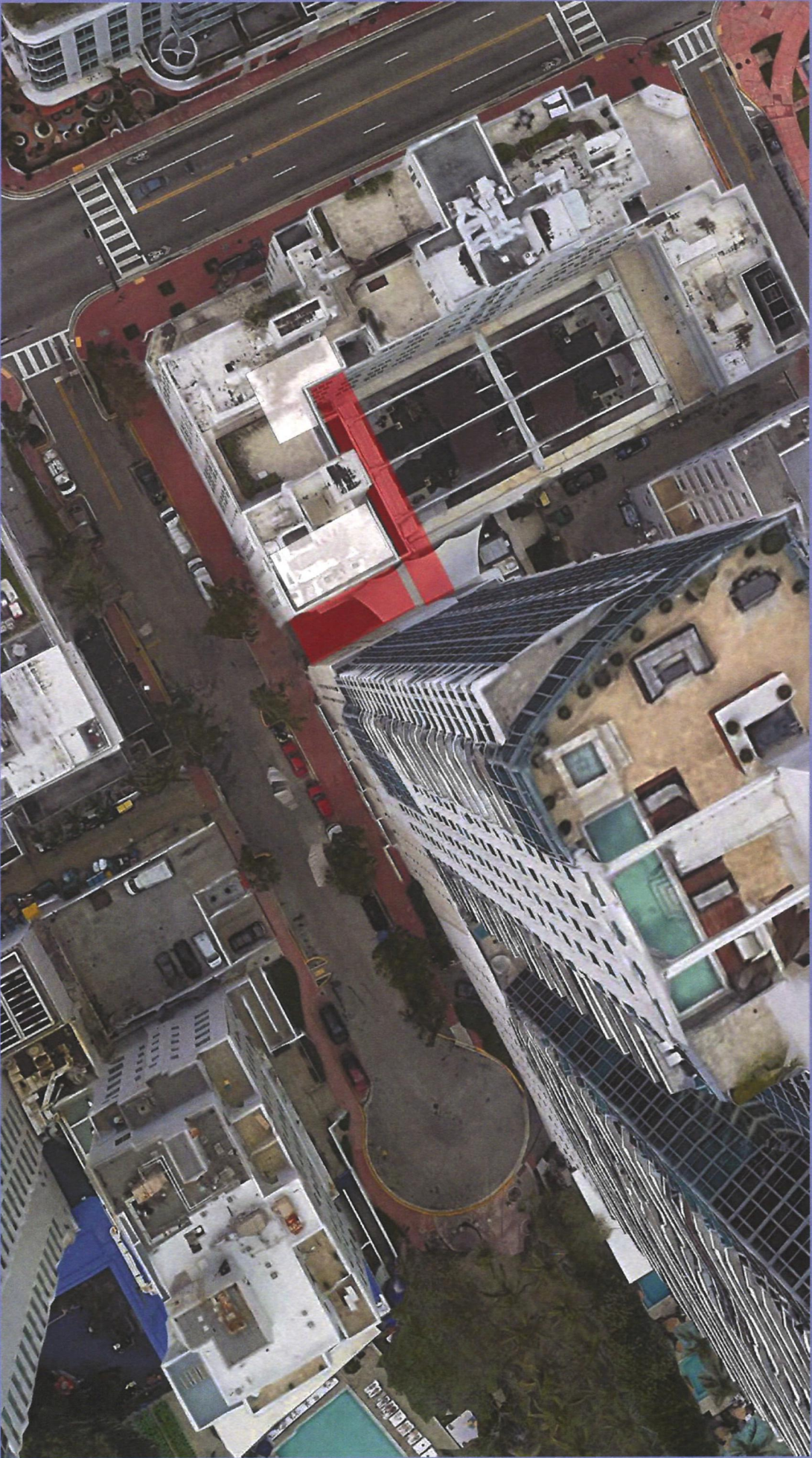
Total Seating of New Residential Tower: 272 Seats

TOTAL FOOD & BEVERAGE SEATING FOR ENTIRE SHORE CLUB PROJECT

679 SEATS



20th STREET



LOADING AREA PLAN

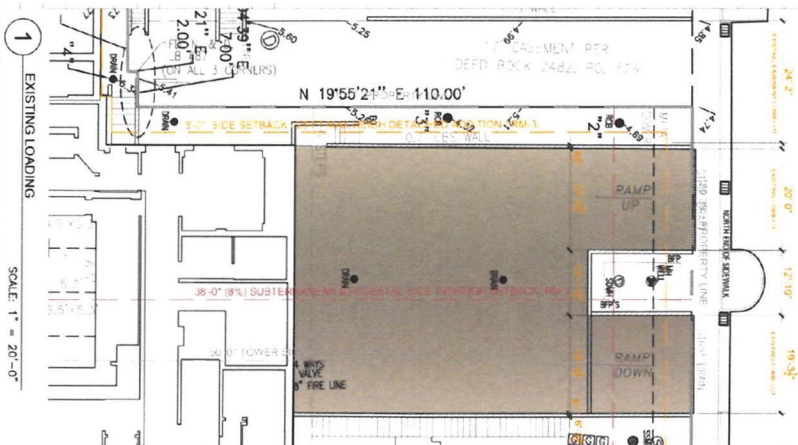
**ORIGINAL DOUBLE LOADING ENTRY
REVISED TO SINGLE LOADING ENTRY**

TANDEM LOADING PROBLEMATIC

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

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

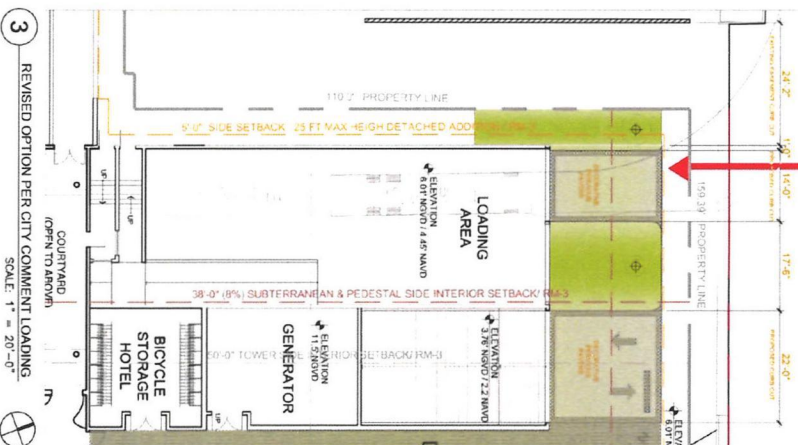
20TH STREET



1 EXISTING LOADING



20TH STREET



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



Rev	Date	Rev	Date
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Shore Club
1901 Collins Ave
Miami Beach, FL 33139

[illegible]

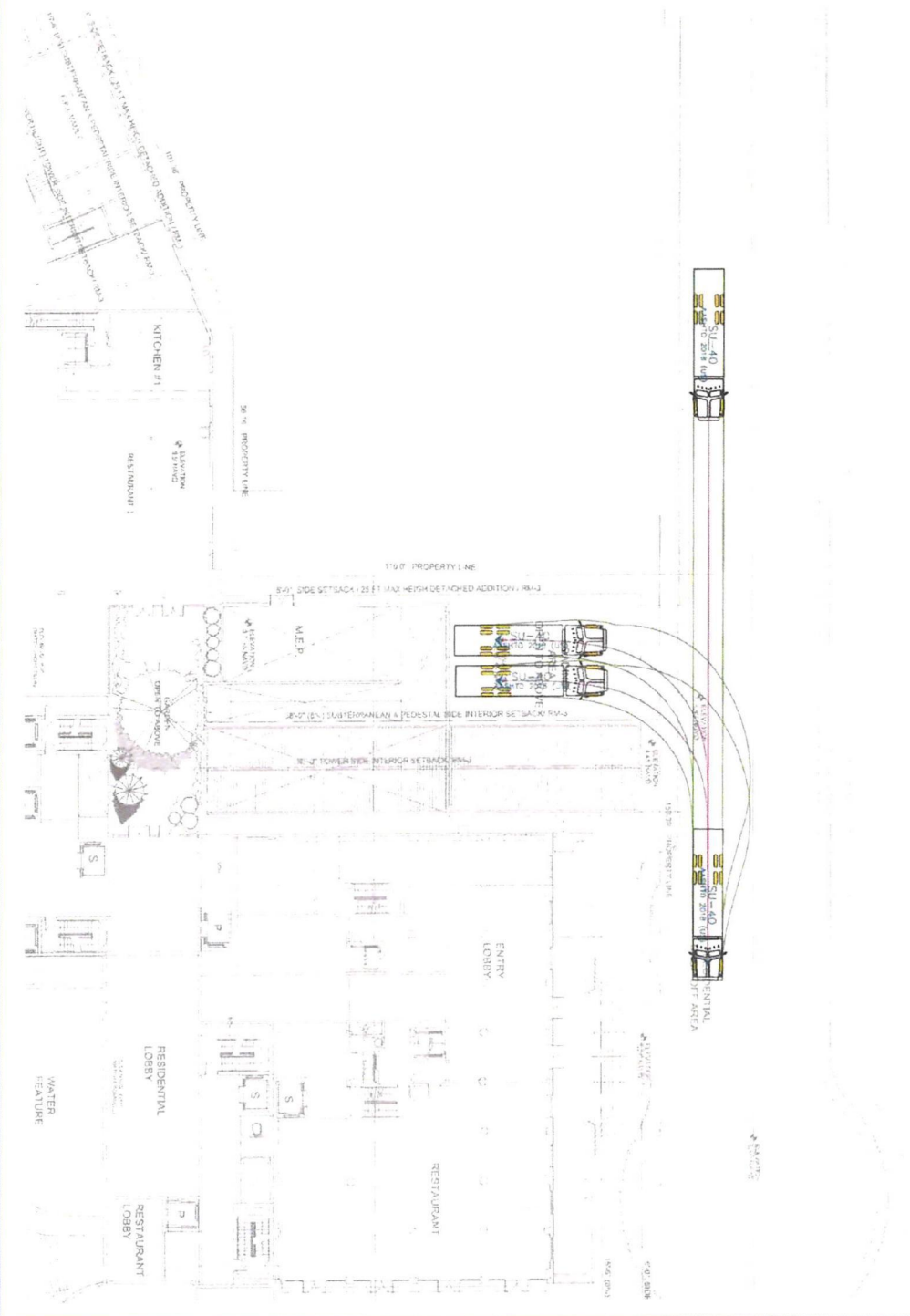
ENLARGED CROMWELL LOADING

Date	12-16-2019	Printed No.
Scale	1/16"=1'-0"	
Project	2704	

A3.21

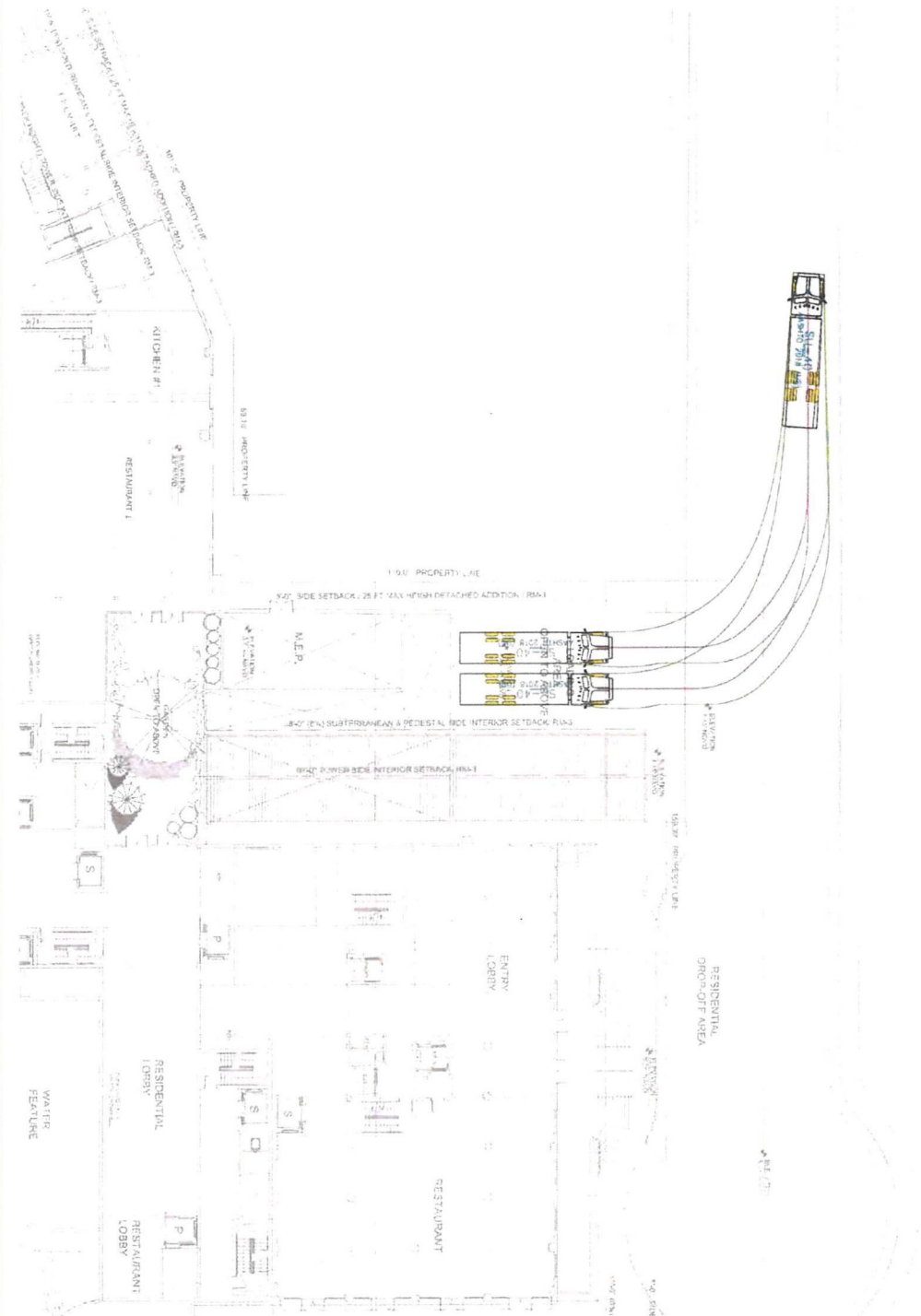
20th STREET **DOUBLE LOADING AREA** **MANEUVERABILITY STUDY**

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



DOUBLE LOADING SPACE
INGRESS

MANEUVERABILITY STUDY



DOUBLE LOADING SPACE
EGRESS

MANEUVERABILITY STUDY

20th STREET

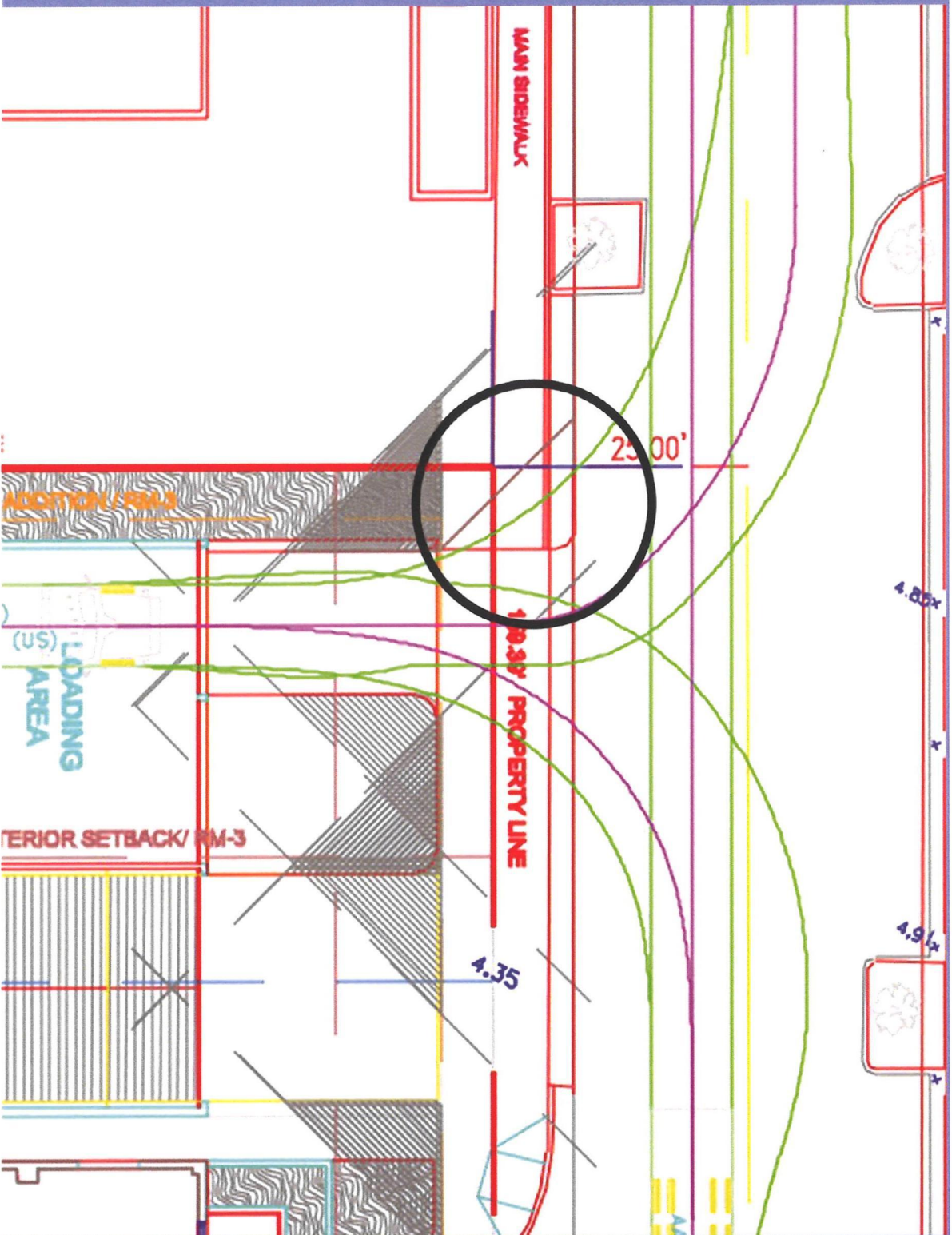
SINGLE LOADING AREA

MANEUVERABILITY STUDY

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

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.**