

SHORE CLUB

SOUTH BEACH

1901 Collins Avenue, Miami Beach, Florida 33139

VIA Email

September 19, 2022

Deborah Tackett, Chief Historic Preservation Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB22-0546** – 1901 Collins Avenue – Shore Club Hotel & Residences Waiver of Certificate of Appropriateness for Demolition of Non-Contributing Structures

Dear Mrs. Tackett:

The undersigned represent Shore Club Property Owner LLC (the "Applicant") with regard to the above-referenced property (the "Property") within the City of Miami Beach (the "City"). This letter serves as the Applicant's required letter of intent in support of a waiver of Certificate of Appropriateness for demolition of the Non-Contributing structures on the Property pursuant to Section 118-564(e)(6) of the City Code of Ordinances (the "Code").

Property Description. The Property is located at 1901 Collins Avenue and identified by Miami-Dade County Folio No. 02-3226-001-0020. It is an irregularly-shaped oceanfront parcel located east of Collins Avenue and south of 20th Street in the Collins Park neighborhood of the City. The Property is within the nationally registered Miami Beach Architectural District ("Architectural District") as well as the Ocean Drive/Collins Avenue Local Historic District. The Property is approximately 2.88 acres (125,452 square feet) in size and is improved with the following "Contributing" and "Non-Contributing" buildings:

A. The three-story contributing Shore Club Hotel building fronting the east side of Collins Avenue developed in 1949 by Albert Anis (the "Shore Club Building");

B. The eight-story contributing Cromwell Hotel building fronting the south side of 20th Street developed in 1939 by Robert A. Taylor (the "Cromwell Building");

C. The eight-story contributing addition to the south side of the Shore Club Building developed in 1955 by Melvin Grossman (the "Grossman Annex"); and

D. The twenty-story non-contributing addition at the center of the Property designed by David Chipperfield Architects in 2001 (the “Chipperfield Additions”), and non-contributing pool deck and cabanas.

See, Figure 1, below.

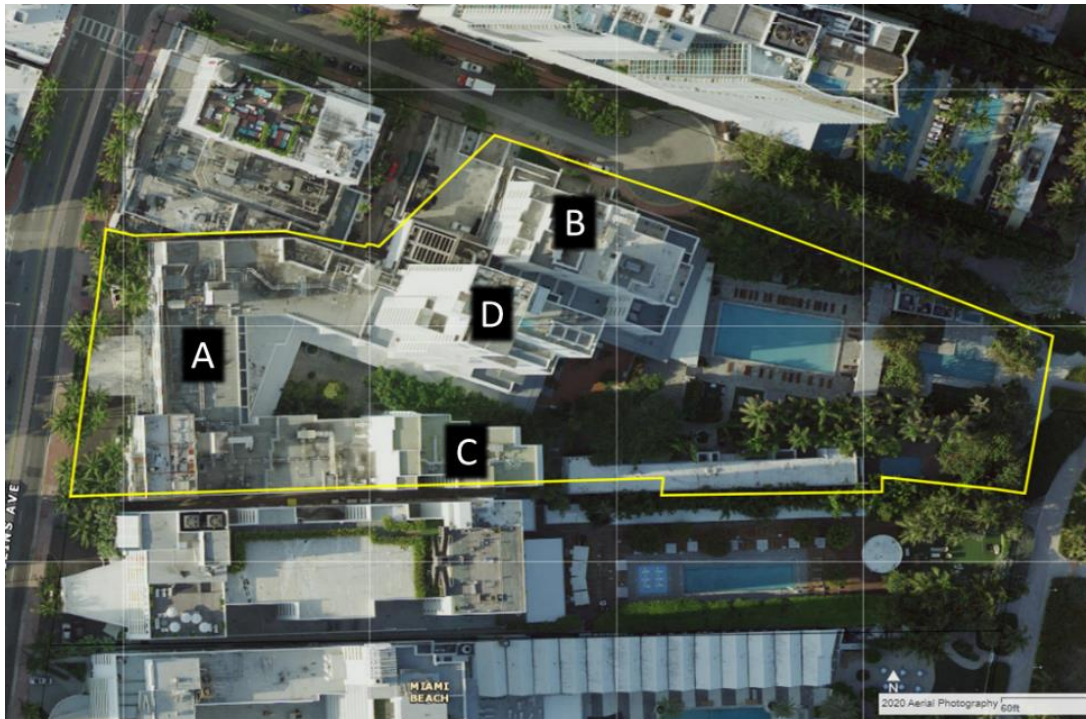


Figure 1: Aerial of Property with: A) Shore Club Building(Contributing); B) Cromwell Building (Contributing); C) the Annex (Contributing); and D) Chipperfield Additions (Non-Contributing).

Description of Approved Restoration Project. On May 9, 2022 the Historic Preservation Board approved a Certificate of Appropriateness for Demolition and Design (“COA”) under Fil No. HPB21-0481, which included restoration of the Shore Club Building, restoration of the Cromwell Building, restoration of the Grossman Annex, and demolition of the Chipperfield Addition and associated cabanas (the “Approved Project”). The Approved Project, reduces the number of hotel units, restores all contributing structures, and introduces a beautifully designed residential building in place of the Chipperfield Addition. Notably, the HPB has already approved the demolition of the Chipperfield Addition, and the design of the replacement residential building designed by Robert A.M Stern Architects

Request. In order to expedite successful completion of the Approved Project, the Applicant respectfully requests waiver of the requirements of Section 118-564(f)(6) to allow for issuance of

a demolition permit for the Chipperfield addition prior to the building permit for the new construction.

Analysis. Approval of the requested waiver will allow successful completion of the Approved Project approximately eleven (11) months sooner than if the Approved Project were required to obtain a full building permit for the new construction before demolition can begin. The City's administrative processing time and review of a complex project such as the Approved Project can take between nine (9) and twelve (12) months. Further, due to the extensive shoring and protective measures that will be implemented to preserve the contributing structures on the site, the demolition process will be slow and cumbersome. Thus, approval of a waiver to allow demolition of the Chipperfield Addition, associated cabanas, and pool deck while the overall building permit for new construction is being processed, will allow the Applicant to begin the restoration of the contributing buildings and construction of the new iconic residential building. Beginning demolition work on the Property prior to approval of the master building permit for new construction and restoration also serves to activate the site and discourage vagrancy and vandalism that has occurred since the Shore Club Hotel closed its doors in 2020.

Based on the anticipated preliminary project timeline attached hereto as **Exhibit A**, approval of the demolition will allow the Approved Project to be completed by February 2027, whereas the Approved Project cannot be completed until early 2028 without the requested waiver. By allowing demolition of the Chipperfield Addition to proceed prior to issuance of a master building permit for the new construction and restorations, the demolition work will be completed at a time when no other work is occurring on the site. This will allow the Applicant to implement more safeguards to protect the contributing structures from damage during the demolition and construction process. The Applicant proposes to use construction fencing, shoring, and heavy-duty netting to protect the Shore Club Building, Cromwell Building, and Grossman Annex.

Sea Level Rise and Resiliency Criteria. The Project advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code, as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan for any proposed demolition will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Hurricane proof impact windows will be provided.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The Applicant will provide, where feasible, passive cooling systems.

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

New landscaping provided will be Florida-friendly and resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

Sea level rise projections are being considered and incorporated. The proposed addition shall be developed as base flood elevation plus freeboard.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

To the extent feasible the Applicant will design improvements to be adaptable to future harmonization with public roadway raising projects.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation to the extent feasible and appropriate in light of the historic context of the building.

8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

All new construction is proposed to be elevated to base flood elevation plus freeboard.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Wet or dry flood proofing systems will be provided where habitable space is located below BFE.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials and/or porous pavement materials will be utilized.

12. The design of each project shall minimize the potential for heat island effects on-site.

The Applicant proposes additional landscaping around the perimeter of the site.

Deborah Tackett, Chief of Historic Preservation

September 19, 2022

6

Conclusion. The Applicant respectfully requests a favorable review and recommendation with respect to the requested demolition waiver. The waiver will allow for the Approved Project to be constructed almost a full calendar year sooner than if a full building permit for new construction and renovation must be approved prior to commencing demolition. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,



Neisen O. Kasdin

Akerman, LLP
Three Brickell City Center
98 SE 7 Street Suite 1100
Miami, FL 33131
neisen.kasdin@akerman.com



Michael W. Larkin

Bercow Radell Fernandez Larkin
& Tapanes PLLC
200 S Biscayne Boulevard Suite 300
Miami, FL 33131
MLarkin@brzoninglaw.com

CC:

Alex Witkoff

Francisco Canestri

Adam Gottlieb

Christina Miller, AICP, NCARB

Nicholas Rodriguez, Esq.

Exhibit A

[illegible]