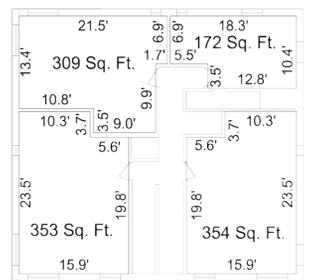
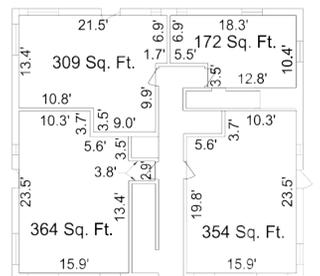


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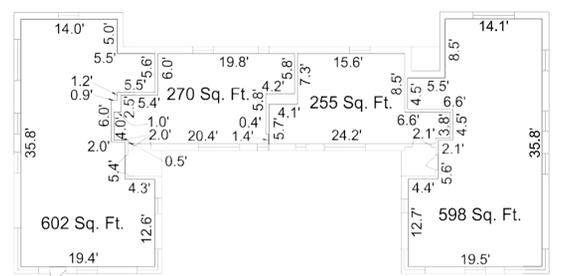


**SECOND FLOOR**

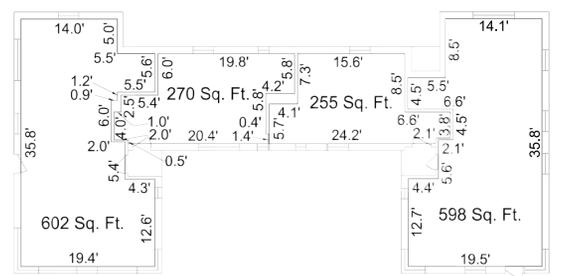


**GROUND FLOOR**

**B1-2911 INDIAN CREEK DRIVE**  
(8 APARTMENT UNITS)  
SCALE: 1"=10'

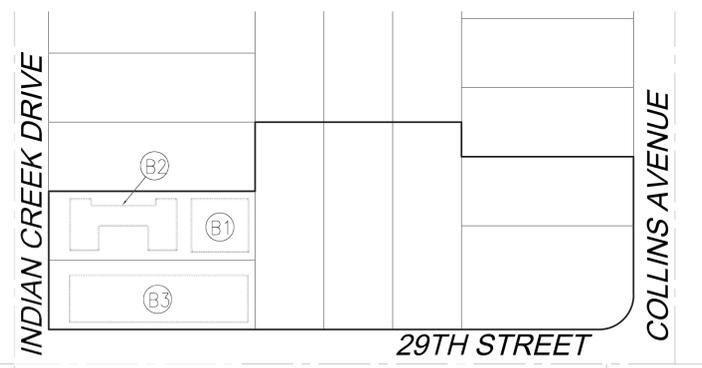


**SECOND FLOOR**

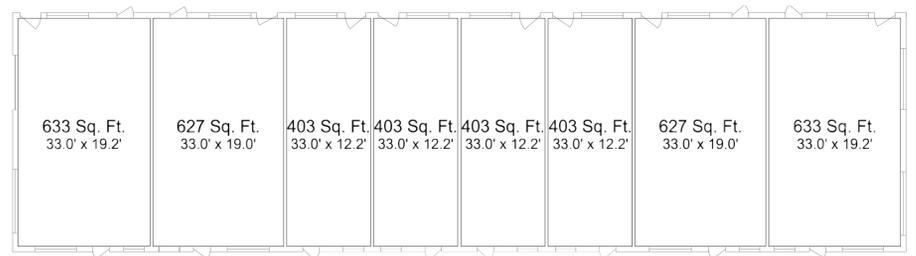


**GROUND FLOOR**

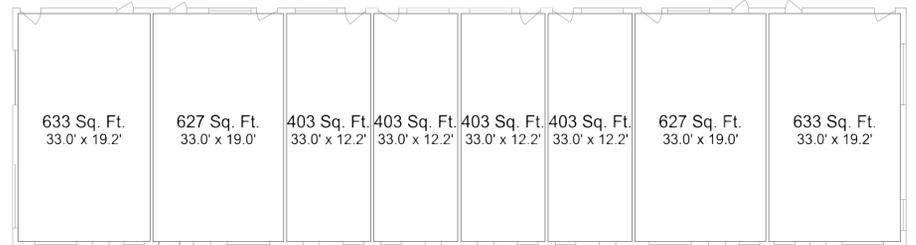
**B2-2911 INDIAN CREEK DRIVE**  
(8 APARTMENT UNITS)  
SCALE: 1"=10'



**LOCATION MAP**  
SCALE: 1"=50'



**SECOND FLOOR**



**GROUND FLOOR**

**B3-2901 INDIAN CREEK DRIVE**  
(16 APARTMENT UNITS)  
SCALE: 1"=10'

**THE SEVILLE BEACH HOTEL: WEST PARCELS**

	TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR: MARRIOTT INTERNATIONAL, INC. 14000 BIRCHWOOD DRIVE, BEVERLY HILLS, CA 90210	DATE: 04/23/13 JOB ORDER: 13-121 DESCRIPTION: APARTMENT UNIT AREAS	F. B. PG.
	SURVEY FIRM: LETTER PEREZ & ASSOCIATES, INC. CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTALISTS 520 N.W. 10TH STREET, SUITE 200, MIAMI, FLORIDA 33136 PHONE: (305) 576-1111 FAX: (305) 576-1111 WEBSITE: www.letterperez.com LICENSED BUSINESS No. 0787	SURVEY FIRM: 08-331-27 JOB ORDER: 04-1203 FILE NO: B-2074-F JOB NAME: 13-121A-02 F.B. 226 PG. 12-11	NOTES: 1) DIMENSIONS UNLESS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM IN U.S. FEET. 2) HAD, FROM THE SAME, NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS UNLESS OTHERWISE NOTED. 3) THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THE PUBLIC RECORDS DEPARTMENT OF HERRING COUNTY, NORTH CAROLINA. 4) THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PROPERTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. 5) ALL DIMENSIONS & AREAS AND LOGS SET BY THIS FIRM, SET WITH CAP FOR DISK WITH LBM 8787.

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(786) 768-2537, F

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M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

**29 INDIAN CREEK**  
2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

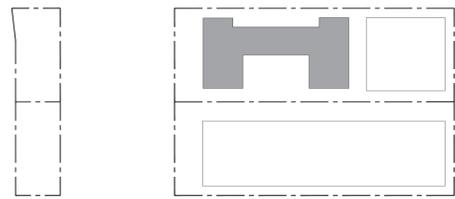
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REVISIONS

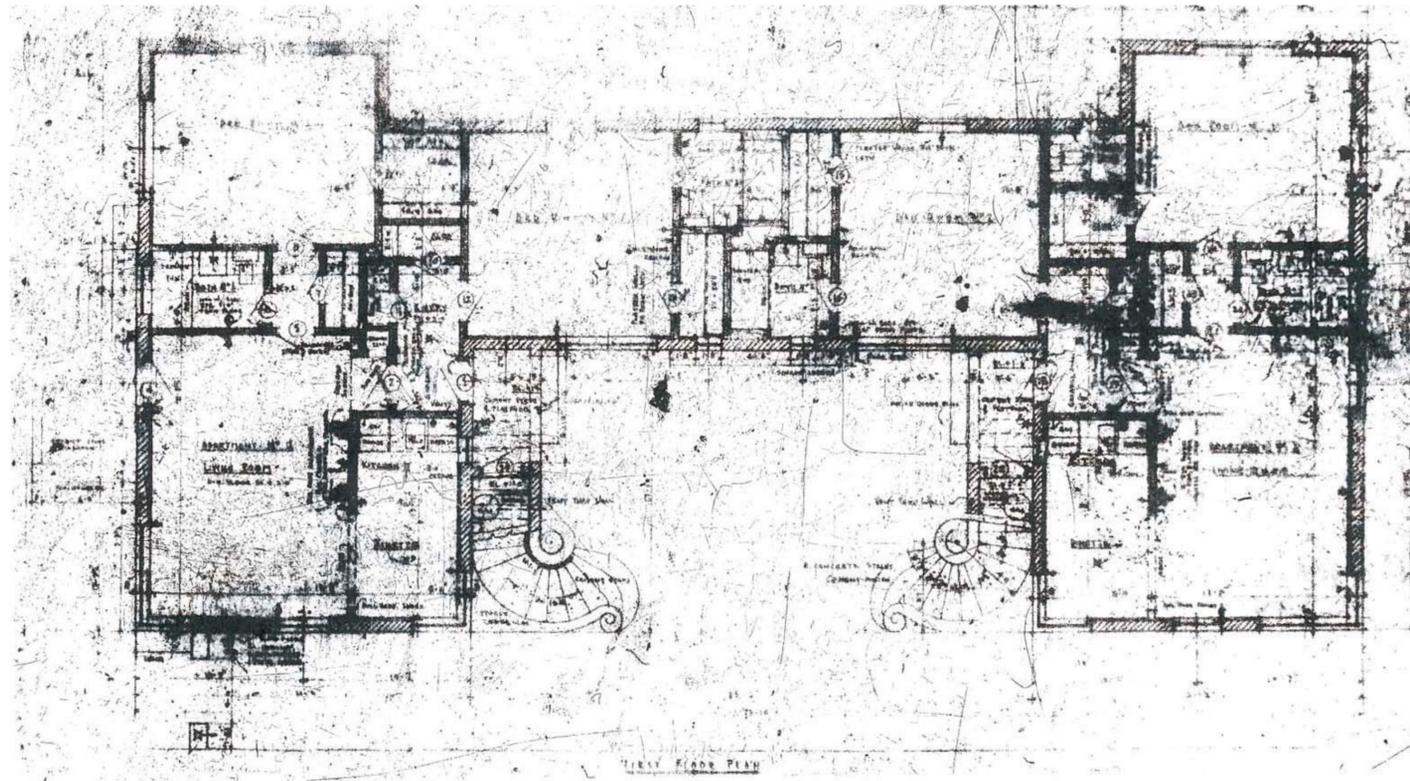
2002  
PROJECT NO.  
8/2/24  
DATE

SV / JJ / AB  
DRAWN / CHECKED

EXISTING BUILDINGS



Key Plan



Microfilm Floorplan



Panorama



Curbed Stairs



Continuous Banding



Painted Ceramic Tiles



Corner Window Detail

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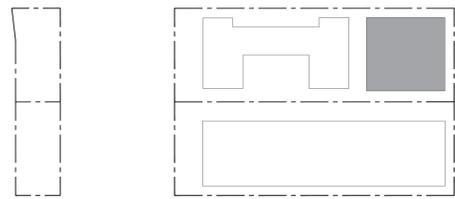
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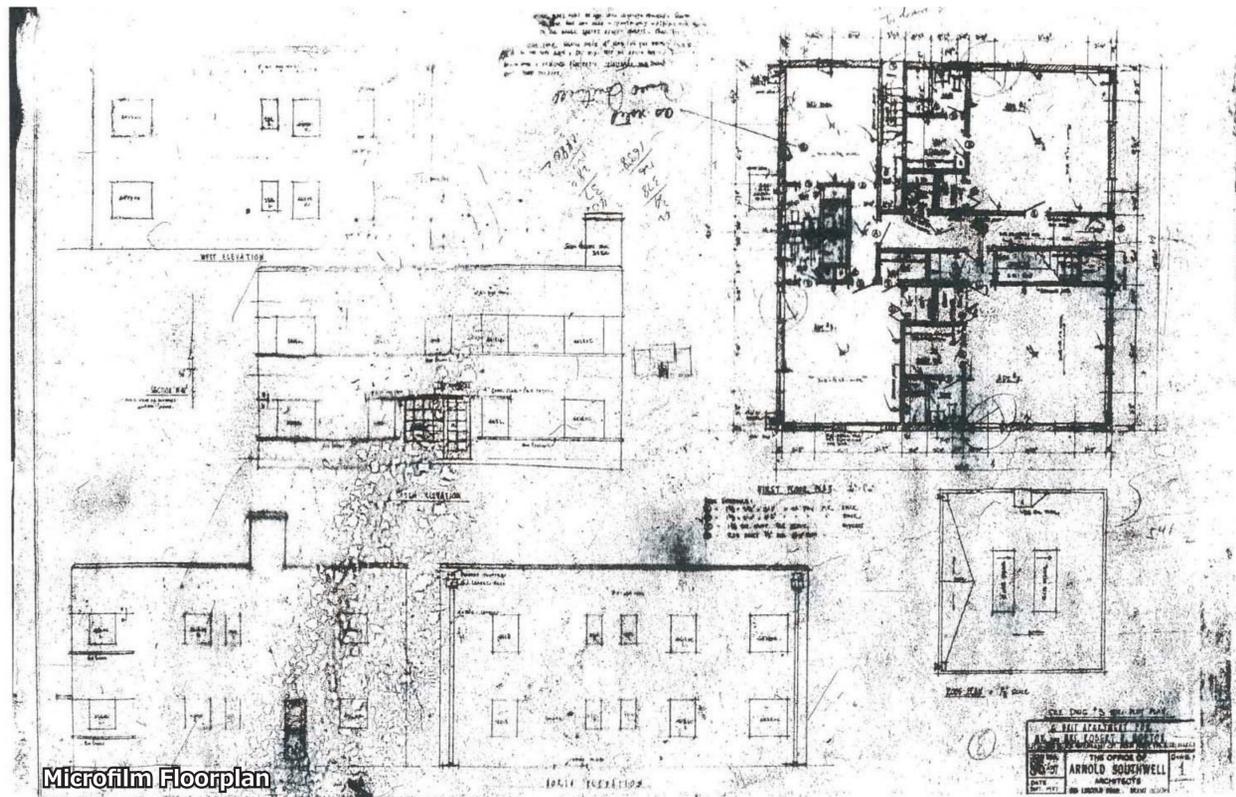
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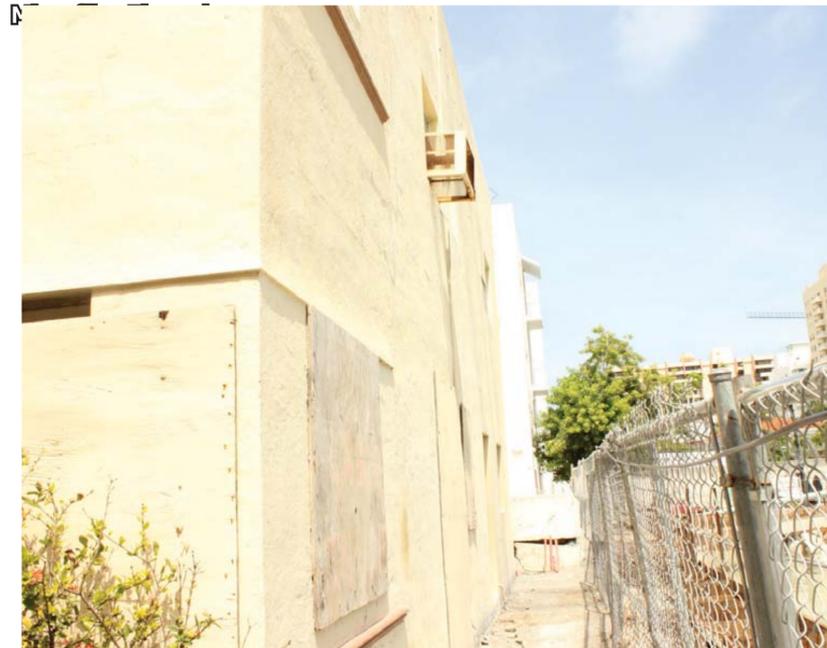
ARCHITECTURAL  
FEATURES  
(EXISTING  
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Key Plan



Microfilm Floorplan



ARCHITECT:

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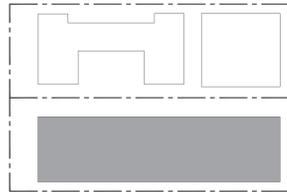
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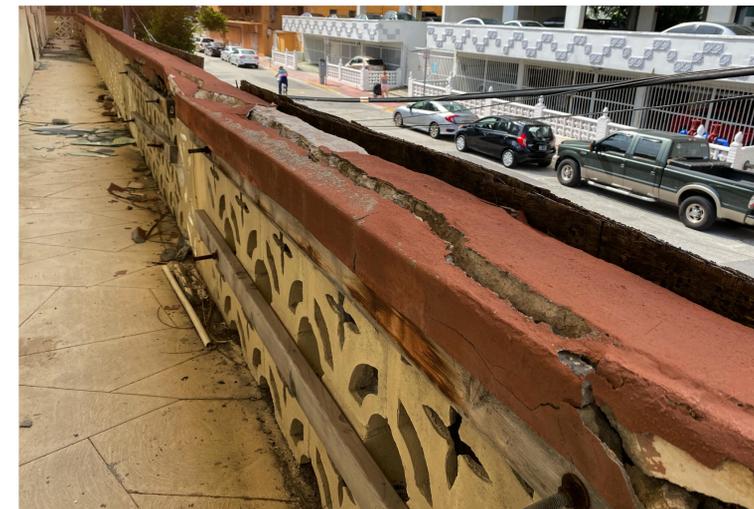
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ARCHITECTURAL  
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Key Plan



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May 9, 2024

Via email: [jay@jmhdev.com](mailto:jay@jmhdev.com) C/O

Jason Halpern  
JMH Development  
250 Greenwich Street  
Suite 4629  
New York, NY 10007

**RE: Historic Building Relocation Letter  
2901 Indian Creek Drive  
Miami Beach, Florida**

**FOUNDING PRINCIPALS**

Robert J. McNamara, P.E., S.E.  
Joseph A. Salvia, P.E.

**MANAGING PRINCIPALS**

**Boston**  
Mark F. Aho, P.E.  
Neil A. Atkinson  
John S. Matuszewski, P.E.  
Adam C. McCarthy, P.E.  
Benjamin B. Wild, P.E.

**Florida**  
Andrew P. Sullivan, P.E., S.E.

**New York**  
Ryan A. Dow, P.E., S.E.  
Vladimir E. Seijas, P.E.  
Bart A. Sullivan, P.E.

Dear Jason,

On March 14, 2024 we provided a site visit to observe the above referenced address in regards to potentially relocating the existing historic building. The purpose of this letter is to discuss our findings and outline the impacts on the structure given this task.

The existing building consists of a two-story apartment building that forms a "U" shape in plan. A small ground courtyard is created within where primary access is provided to all units. Each apartment has an individual door access from the ground level courtyard. In addition, there are two (2) exterior staircases that flank the east and west wings of the courtyard to access the second level. At the second level the stairs provide access to an exterior walkway and subsequent access to the individual apartment doors.

The current structure has fallen into disrepair with broken windows and doors, broken exterior block walls, spalling, and steel corrosion, etc.

The structure is comprised by the following materials:

1. Shallow spread foundation system (expected and most likely)
2. Load-bearing concrete masonry units (CMU) walls around the exterior structure from ground to roof.
3. Cast-in-place exterior stairs with cast-in-place and CMU parapet walls / railings.
4. Cast-in-place exterior walkway supported by two exterior structural steel pipe columns.
5. Wood framed floor at the interior.
6. Wood framed roof.

The CMU walls encompass the exterior perimeter of the structure. The wood framed floors simply connect to the inside of the CMU perimeter walls for gravity support only. In addition, we expect that there are some interior wood framed load bearing walls bearing, as well. Similarly, the wood framed roof sits atop the perimeter exterior walls for gravity and some uplift support. As a complete box the building is very stable for lateral wind loads.

That said, in order for the building to be relocated, it will be necessary to cut it into three separate sections

from the ground through the roof and relocate the sections individually. The building will also need to be detached from the foundations and stem CMU walls below, abandoning in place. Given the that the elevated floor and roof are wood framed, the building can only be lifted from the perimeter walls and any interior load-bearing wood framed walls.

Based on the existing conditions, how the building was constructed / reinforced, and how it needs to be modified for relocation, we have the following primary concerns:

1. Each of the three separate sections are inherently unstable. The two sections at the east and west wings will result in a 3 1/2 sided box and remaining third section between will result in a two sided box consisting of the north and south parallel walls only with no perpendicular CMU wall(s) for any stability.
2. The connections of the wood floor and roof are simple gravity type of connections. They do not have any strength nor stiffness to resist twist or racking and are likely to disengage upon any of that applied stress.
3. Buildings of this circa typically did not have any reinforcing within the CMU walls. In this way, upon lifting, this creates particular points of stress and as a result the CMU could crack, spall or crush. The concentration of stresses is further exacerbated by nearby window and door openings; where redistribution of stresses due to lifting could create cracks at re-entrant corners during the lifting process.

In conclusion, the existing structure building is not properly reinforced nor connected together for the stresses induced by lifting and moving. Instead, we would recommend saving the more architecturally significant lower exterior stairs and landings along with the curved parapet walls attached. This process could be better controlled with success due to a more compact set of connected elements.

Please let us know if you have any questions.

Very truly yours,  
McNamara • Salvia

By:   
Andrew P. Sullivan, P.E., S.E.  
Principal



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M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK  
2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

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A26802760 B26801534 LC26800510

REVISIONS

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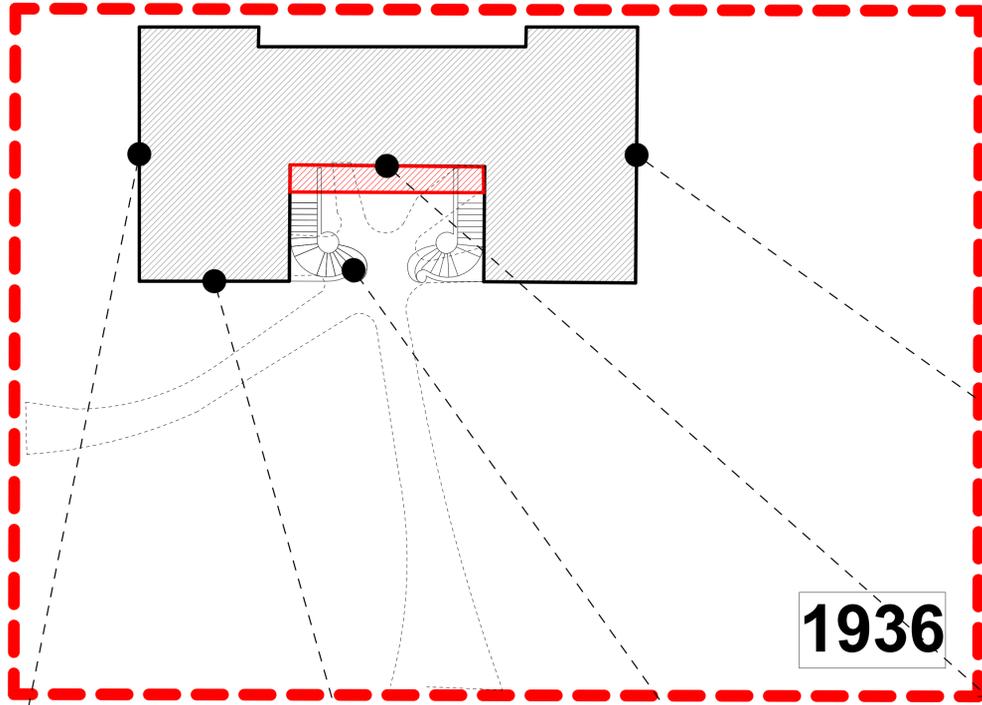
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HISTORIC  
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REPORT

A-15

INDIAN CREEK DRIVE



1936

29TH STREET



DECORATIVE CORNICE



DECORATIVE FACADE TILES



MAIN EXTERIOR STAIRS



DECORATIVE FACADE ELEMENT



DECORATIVE CORNICE

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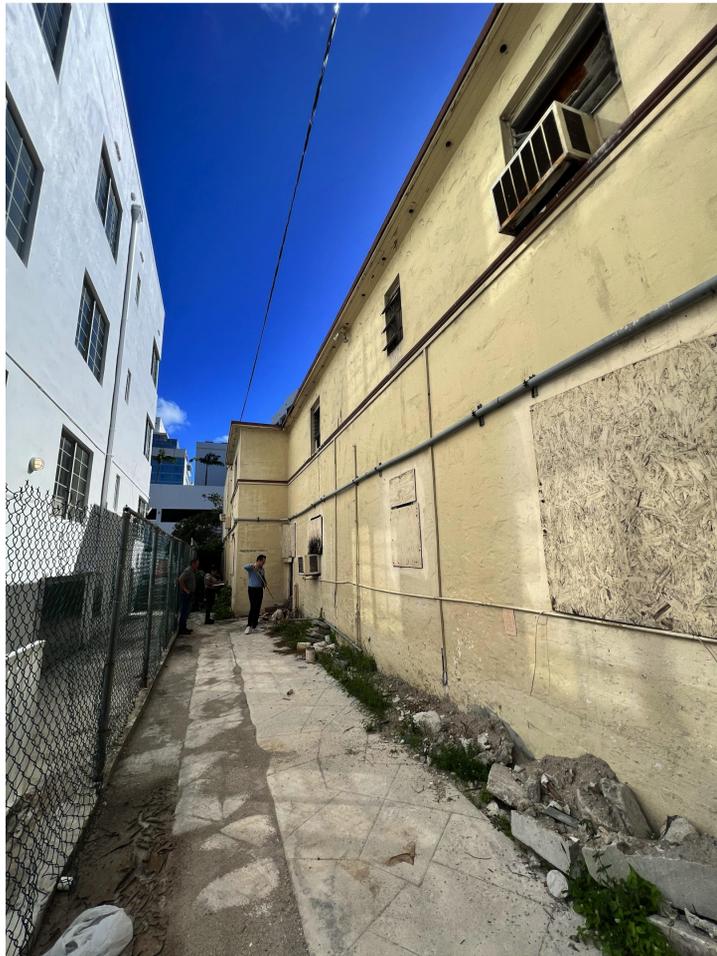
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ARCHITECT:

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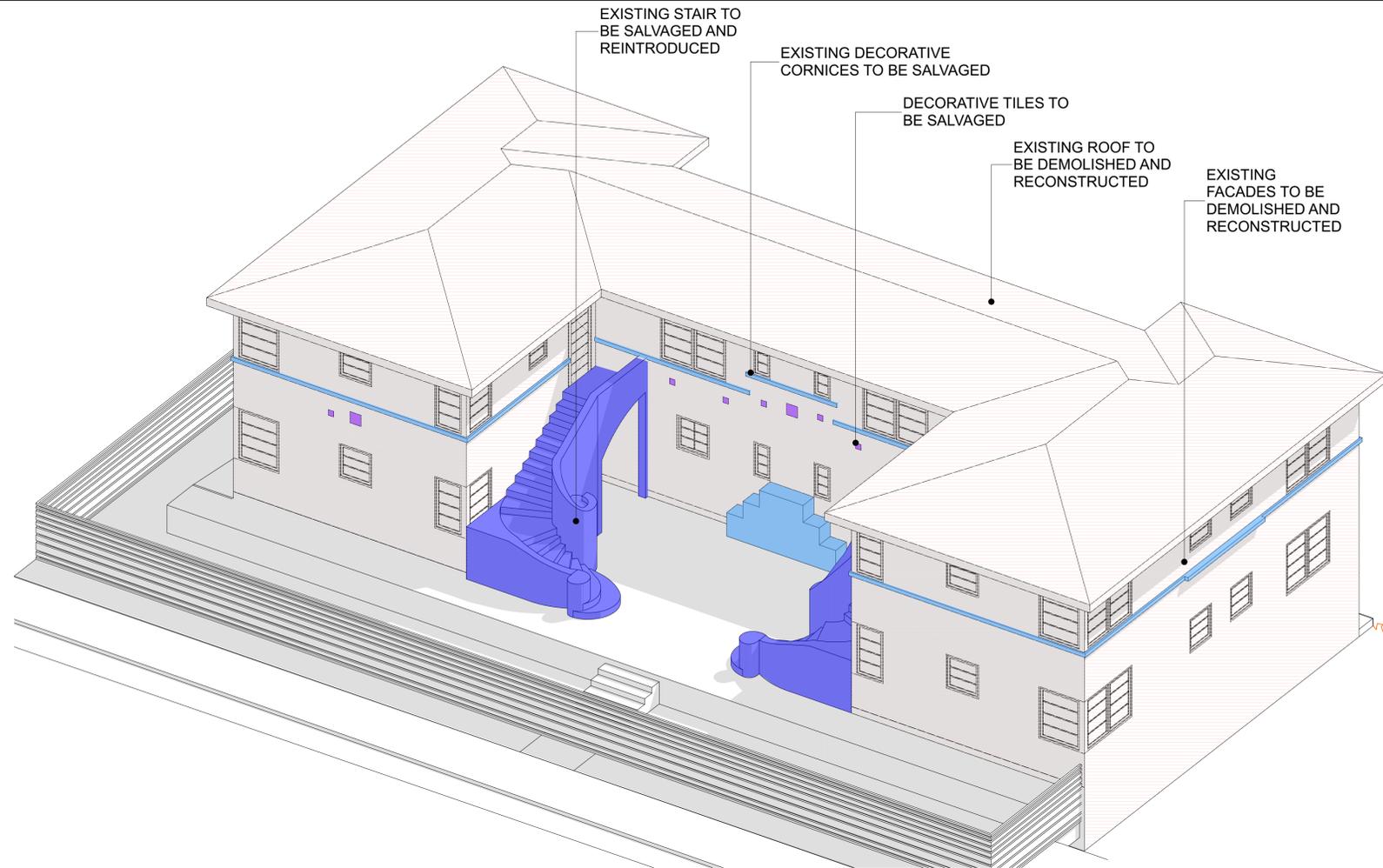
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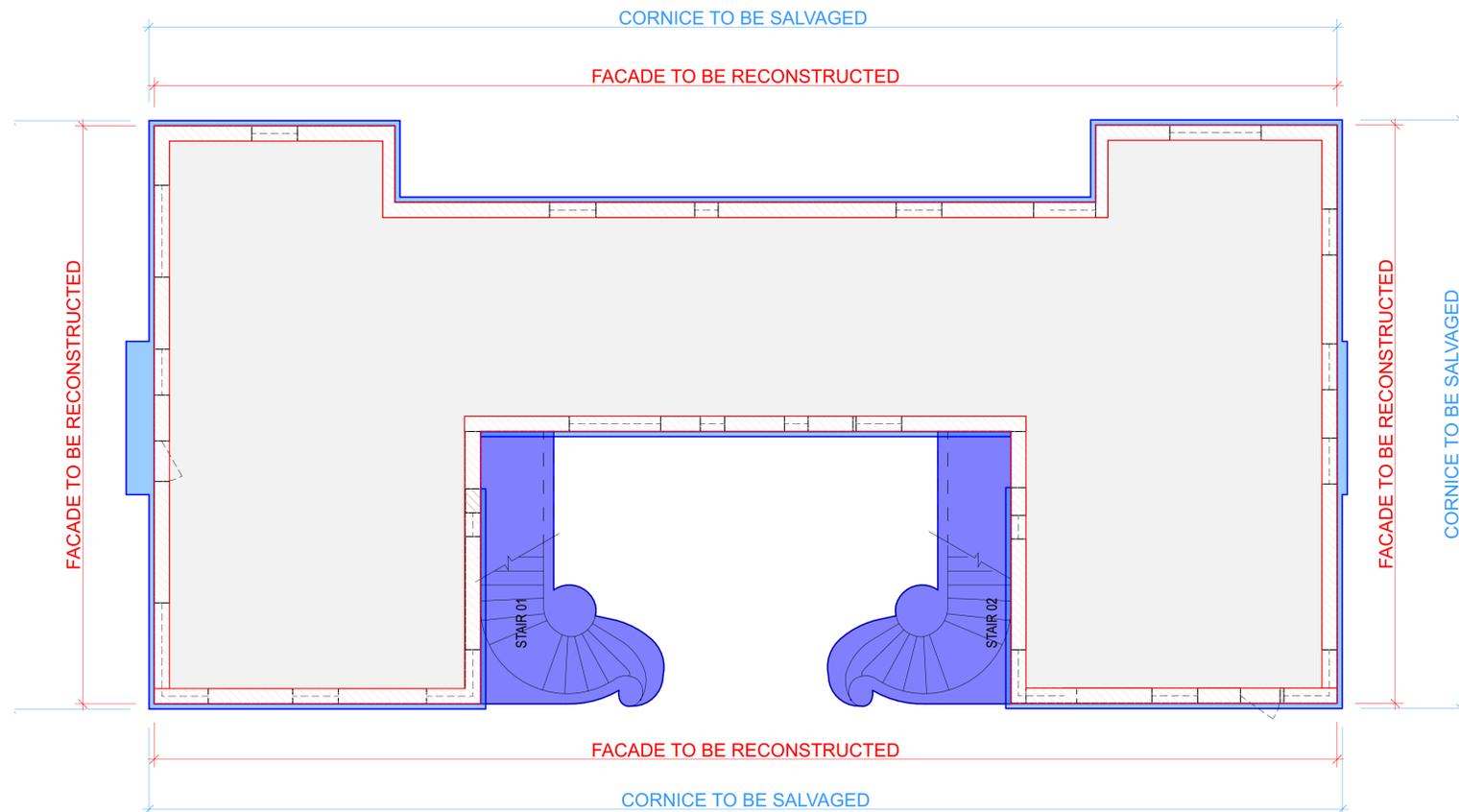
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- PORTION OF BUILDING TO BE DEMOLISHED AND RECONSTRUCTED
- FACADE DECORATIVE ELEMENTS TO BE SALVAGED
- STAIRS TO BE SALVAGED
- DECORATIVE TILES TO BE PRESERVED



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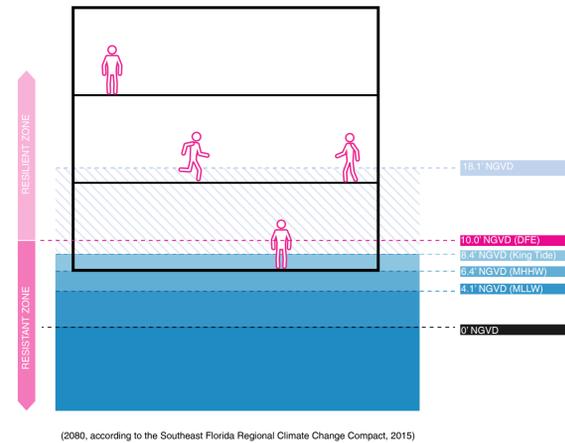
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### Lidar Study Elevations

The maps at right show the existing road elevations of Miami Beach roads. The City plans to elevate selected low roads to 3.2 NAVD.



### 4.6' Sea Level Rise

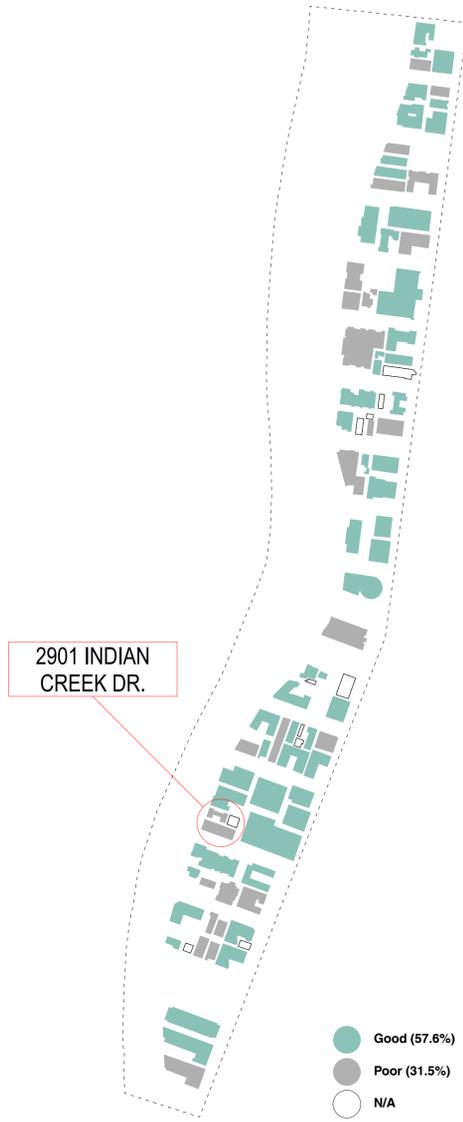


In order to preserve the historic character of the two districts, and in consideration of their low-lying landscape, the City of Miami Beach should consider a flexible standard of application of anticipated flood elevation. Adaptation of historic buildings should be divided into two categories: Resistance and Resilience. In order to preserve these historic districts, a combination of both resistance and resilience strategies will need to be implemented and a phased approach may need to be taken.

### Raisability

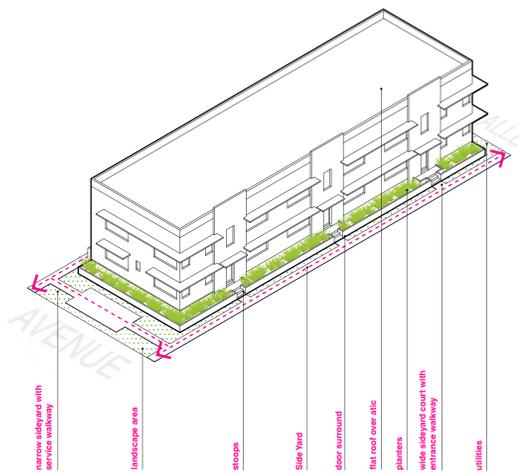
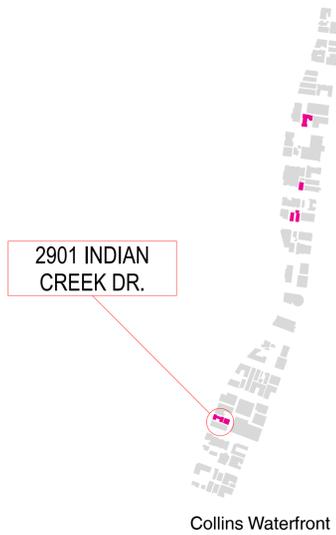
Raisability predicts the ability of a building to be successfully raised. 57.6% of buildings in the Collins Waterfront Study Area have been projected to have a good possibility to be raised.

Based on YHCE Structural Resiliency Assessment 2018.



### WU Building Typology | Walk Up

Walk-up type apartments are low-density residential buildings based on the housing elements of the Zeilenbau (interwar German worker housing estates). They were introduced to the US and Miami through the active interwar discussion of urban housing issues in American architectural periodicals (writers and architects such as Catherine Bauer and Henry Wright), ignited by a national housing shortage and Roosevelt's reform programs. In Miami Beach, these mainly two-story buildings with flat roofs feature space-saving arrangements that eliminate lobbies and corridors. Instead, a limited number of units are served by a common entry stair; they feature two-room-deep units with multiple exposures. Most importantly, the transverse building thickness is reduced from forty feet to about thirty five feet, allowing enough space on a single lot for a side yard garden court in which each stair hall is identified by a stoop and articulated door surround. The formal articulation of the building mass in relationship to both the front and side yards defines an expanded public realm, made even more rich on double lots where more complex courtyards are developed. Many were built originally as 'apartment-hotels' to accommodate seasonal modest-income tourists. Walk-up type buildings generally require open circulation along both (long) sides of the building.



1. 950 9th St; Architect N/A, 1940 | 2. 505 15th St; Architect: Anton Skislewicz, 1940 | 3. 1005 Meridian Ave; Architect: Gene E. Baylis, 1939

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CIVIL ENGINEERS:

GENERAL CONTRACTOR:

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EXCERPTS FROM BUOYANT CITY

EXCERPTS FROM "BUOYANT CITY" - HISTORIC DISTRICT RESILIENCY + ADAPTATION GUIDELINES  
SHULMAN ASSOCIATES

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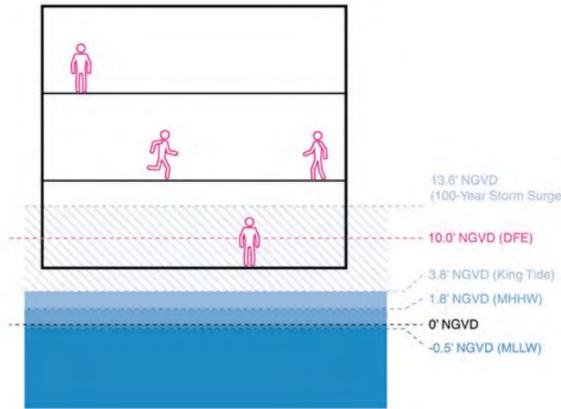
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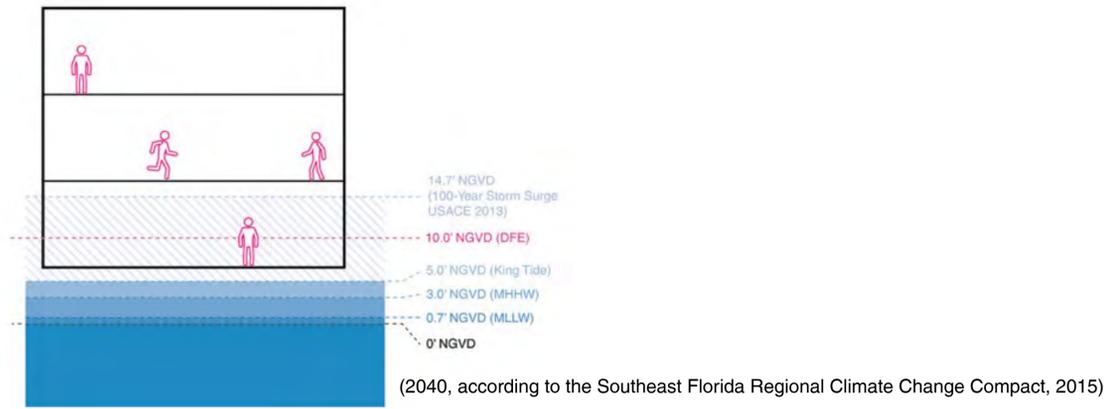
EXCERPTS FROM  
BUOYANT CITY

2.3 // WATER & BUILDINGS

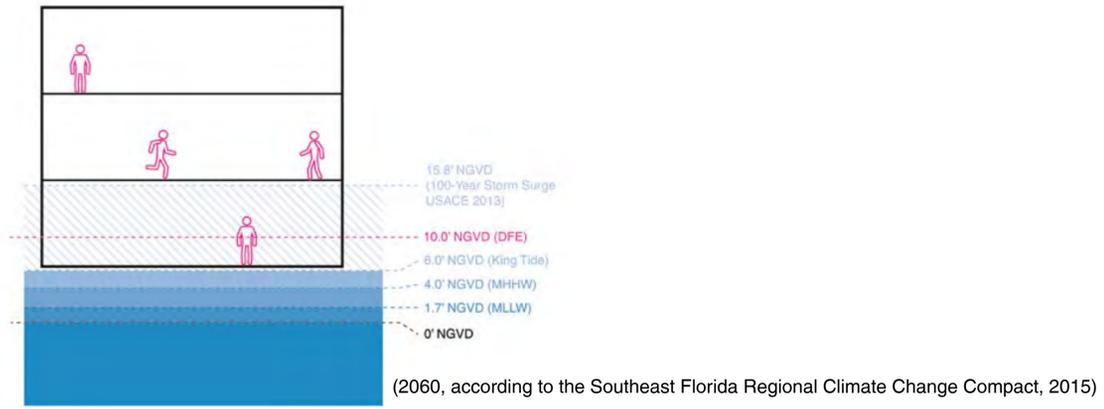
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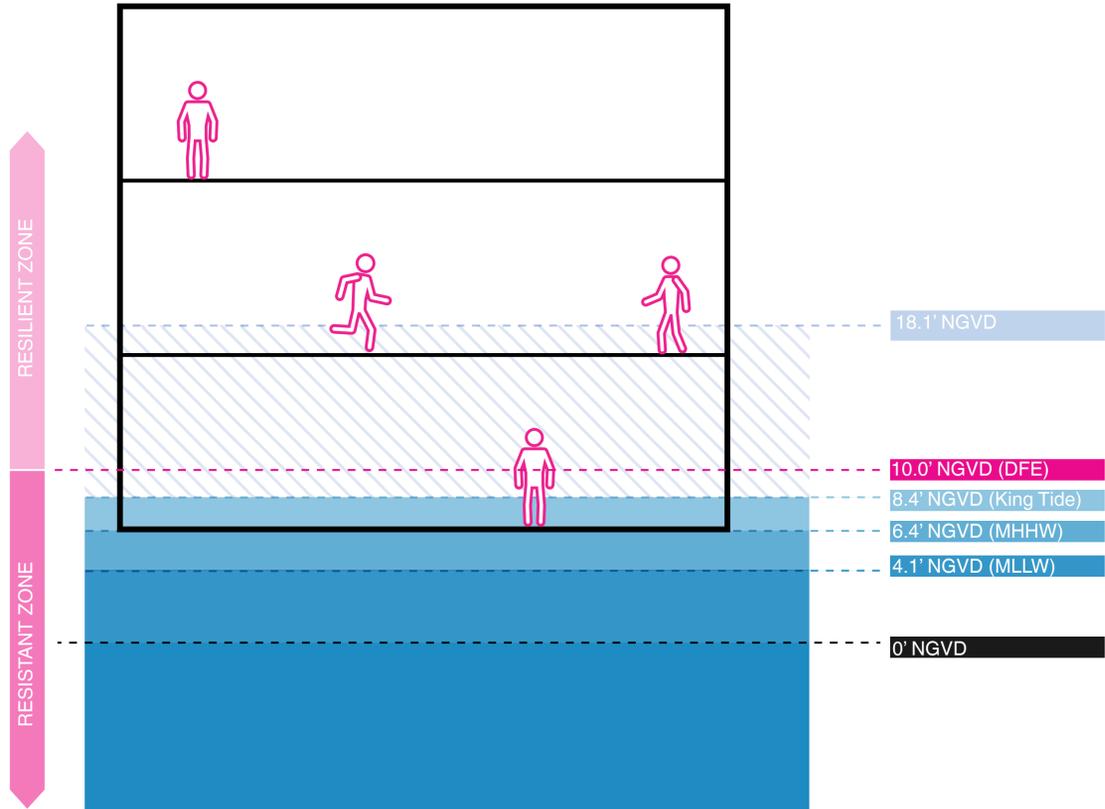
1.2' Sea Level Rise



2.2' Sea Level Rise



4.6' Sea Level Rise



(2080, according to the Southeast Florida Regional Climate Change Compact, 2015)

In order to preserve the historic character of the two districts, and in consideration of their low-lying landscape, the City of Miami Beach should consider a flexible standard of application of anticipated flood elevation. Adaptation of historic buildings should be divided into two categories: Resistance and Resilience. In order to preserve these historic districts, a combination of both resistance and resilience strategies will need to be implemented and a phased approach may need to be taken.