



29

INDIAN CREEK

2901 - 2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

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A-28	FAR ANALYSIS	<input type="checkbox"/>			
A-29	GSF ANALYSIS	<input type="checkbox"/>			
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SCOPE OF WORK :

PROPOSAL FOR NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL PROJECT WITHIN EXISTING CONTRIBUTING STRUCTURES

HISTORIC PRESERVATION BOARD

1st SUBMITTAL: SEPTEMBER 04, 2020

2nd SUBMITTAL: SEPTEMBER 21, 2020

3rd SUBMITTAL: NOVEMBER 09, 2020



ARCHITECT:

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STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK

2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A26002769 B26001534 LC26000010

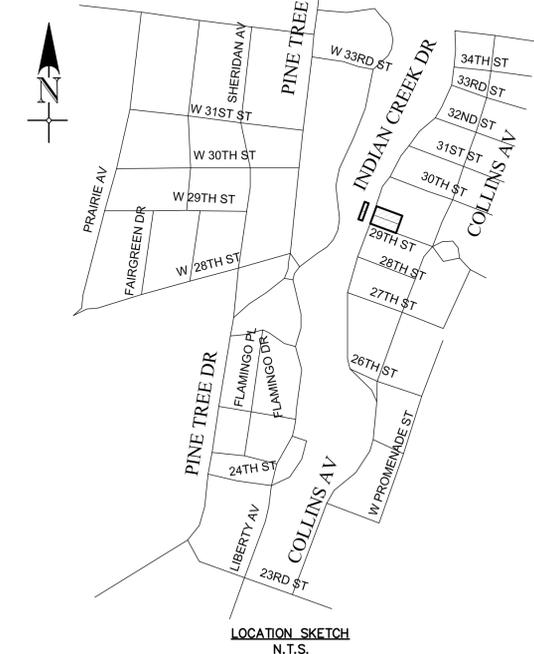
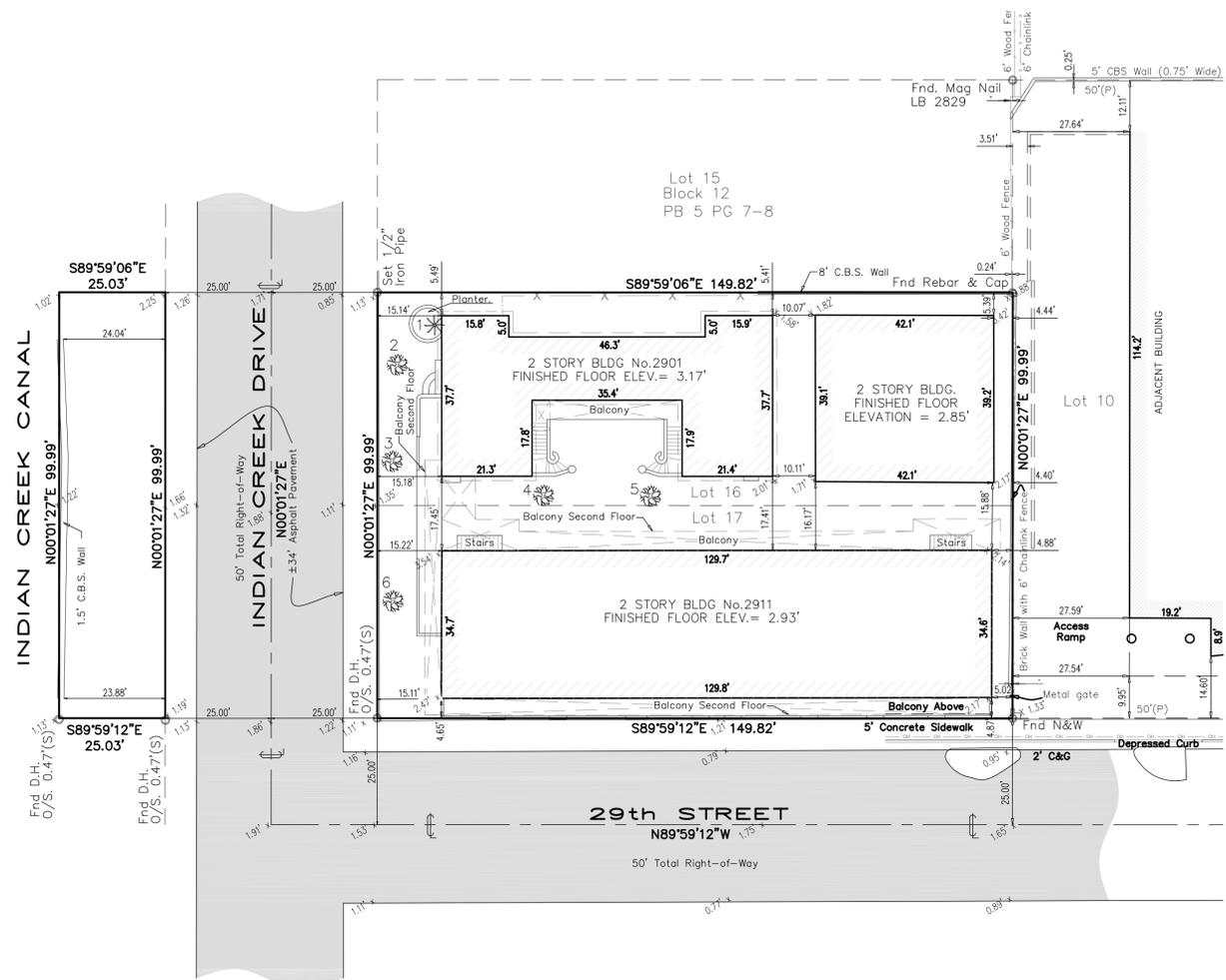
REVISIONS

2002 PROJECT NO.

11/10/20 DATE

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SITE



LEGAL DESCRIPTION:

Lots 16 and 17, in Block 12, of OCEAN FRONT AMENDED, according to the Plat thereof, as recorded in Plat Book 5, at Page 7 and 8, of the Public Records of Miami-Dade County Florida; and all that tract of land lying West of Indian Creek Drive, between the North line of said Lot Sixteen (16) and the South line of said Lot Seventeen (17), produced westerly to the waters of Indian Creek.

SURVEYOR'S NOTES:

- No underground footings were located.
- The client provided the legal description to this surveyor.
- Ownership is subject to opinion of title.
- No encroachments were noted by this survey, except as shown hereon.
- Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.
- The ownership of the fences and/or walls as shown hereon was not determined.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property.
- This survey map is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.
- Differences are noted as compared to calculations from the record plat and are shown as plat, measured, record and/or deed.
- All measurements are in US Survey foot.
- This sketch shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.
- Bearings and North arrow direction shown hereon are based on an assumed meridian of N00°01'27"E, along the centerline of Indian Creek Drive, a well-established and monumental line.
- Elevations shown hereon are based on the City of Miami Beach Bench Marks CMB 27 01 06 Elevation 1.91 feet and CMB 30 01 06 Elevation 1.48 feet and refer to North American Vertical Datum of 1988.
- Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "BOUNDARY SURVEY" of the herein described property is true and correct to the best of our knowledge and belief as surveyed and platted under our direction on November 07, 2016. I further certify that this survey meets the Standards of Practice Requirements as set forth in Rule 5J-17.051 AND 5J-17.052 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes.

Maser Consulting, P.A.

John Liptak
 Professional Surveyor and Mapper #5664
 State of Florida
 Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.

ABBREVIATIONS:

- (C) = Calculated
- (D) = Deed
- (M) = Measured
- (P) = Platted Dimension
- (R) = Record Dimension
- A/C = Air conditioner
- BLDG = Building
- C/B = Catch Basin
- CBS = Concrete Block and Stucco
- CLF = Chain Link Fence
- CONC = Concrete
- ENCR = Encroach
- FIP = Found 1/2" Iron Pipe
- FM = Force Main
- FND = Found
- MH = Manhole
- NGVD = National Geodetic Vertical Datum 1929
- LB = Licensed Business
- ORB, PG = Official Records Book and Page
- O/H = Overhead
- PCP = Permanent Control Point
- PB, PG = Plat Book and Page
- R/W = Right of Way
- SIP = Set 1/2" Iron Pipe w/ cap LB 7388
- SEC = Section
- SQ FT = Square Feet
- ST LT = Street Light
- STY = Story
- S/W = Sidewalk
- U.E. = Utility Easement
- D.E. = Drainage Easement
- WF = Wire Fence
- WM = Water Meter
- WV = Water Valve

LEGEND:

- Centerline
- Property line
- Catch basin
- Clean out
- Concrete light pole
- Concrete power pole
- Double detector check valve
- Drain
- Electric box
- Fire hydrant
- Guard post
- Guy anchor
- Curb inlet
- Street light pole
- Light pole in concrete base
- Light pole
- Unknown meter
- Mail box
- Electrical meter
- Gas meter
- Signal mast arm
- Single sign support
- Wood light pole
- Wood power pole

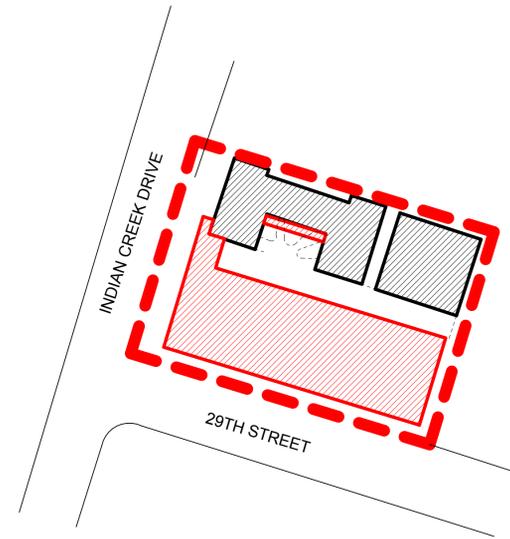
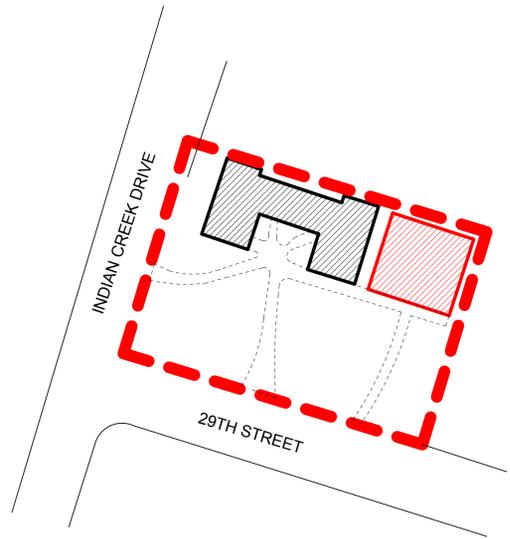
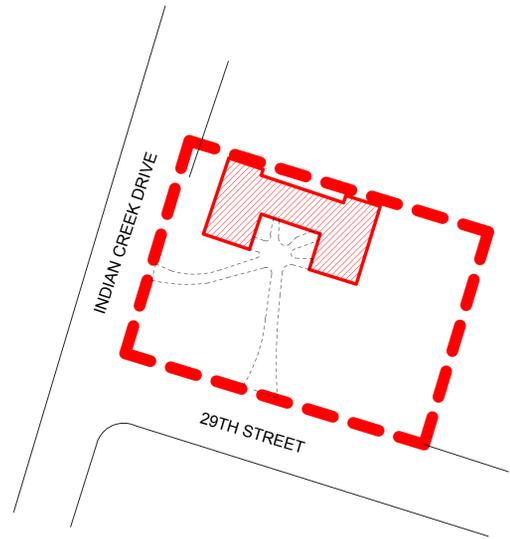
TREE TABLE					
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
1	Alexander Palm	Ptychotherma elegans	4	14	10
2	Queensland umbrella	Tasmanian blue gum	26	25	25
3	Queensland umbrella	Tasmanian blue gum	30	25	25
4	Queensland umbrella	Tasmanian blue gum	18	20	20
5	Queensland umbrella	Tasmanian blue gum	20	20	20
6	Unkown	Unkown	24	30	30

Date: 11-07-2016	Project: 2775
Scale: 1"=20'	Checked by: ALR
F.B. 316-22	Drawn by: DH
Sheet: 1 of 1	Sketch: 2298
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SITE TIMELINE

PRE-WAR POST-WAR



PRE-WAR WALK UP
FOUR UNIT APARTMENT HOUSE DESIGNED BY ARCHITECTS SCHOEPL & SOUTHWELL FOR ROBERT H. MORTON. THE LAYOUT FAVORS FRONT YARD CONFIGURATION THAT FACES 29TH STREET.



PRE-WAR ANNEX
TWO YEARS LATER CAME THIS ADDITIONAL BUILDING WITH A MUCH MORE RESTRAINED AND LESS DECORATIVE STYLE THAT ALSO FRONTED THE SOUTHERN PORTION TO THE SITE.



POST-WAR GARDEN APTS.
THE POST WAR ERA BROUGHT A FEW CHANGES OF OWNERSHIP TO THE SITE. IN 1962 A NEW BUILDING ON THE SOUTHERN PORTION OF THE PROPERTY WAS BUILT WHICH RECONFIGURED THE SITE INTO A GARDEN APARTMENT ARRANGEMENT.

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CIVIL ENGINEERS:

GENERAL CONTRACTOR:

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

SEAL

URBAN ROBOT LLC
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2002 PROJECT NO.

11/10/20 DATE

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HISTORIC SITE

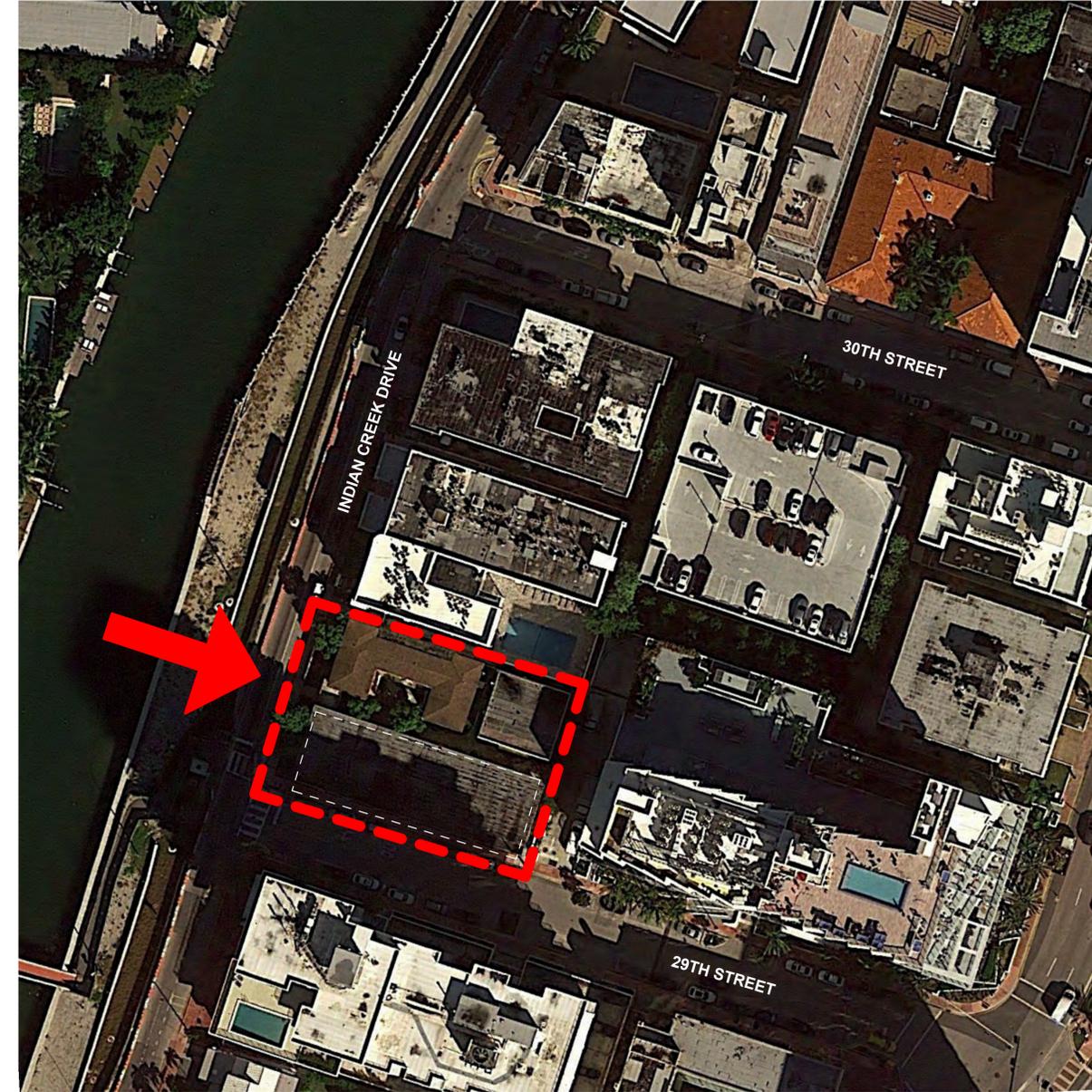
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1958 CONDITION



1936 ORIGINAL BUILDING FRONT ELEVATION
COURTYARD APPROACH FROM 29TH STREET

2020 CONDITION



1962 MODIFIED BUILDING ACCESS
SIDE APPROACH FROM INDIAN CREEK DRIVE

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HISTORIC SITE

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29th Street Facing North



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INDIAN CREEK
DRIVE STREET
ELEVATION



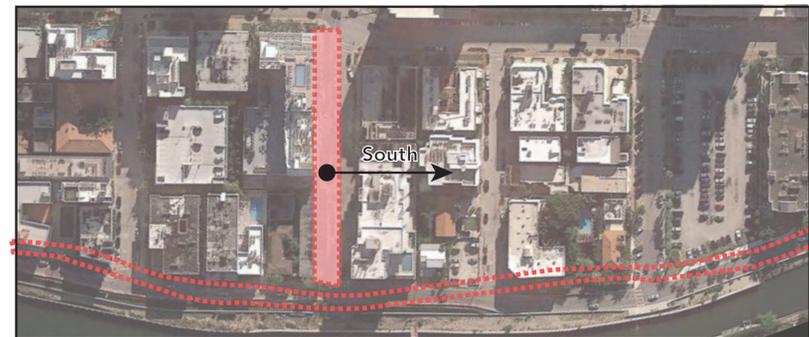
Key Map

Images Date: 06/18/2020

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29th Street Facing South



Key Map

Images Date: 06/18/2020

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INDIAN CREEK
DRIVE STREET
ELEVATION



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29TH STREET

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3101 Indian Creek Dr. (1940)

31st Street

3025 Indian Creek Dr. (1935)

3003 Indian Creek Dr. (1943)

30th Street



2939 Indian Creek Dr. (1981)

2925 Indian Creek Dr. (1936)

2911 Indian Creek Dr. (1936)

2901 Indian Creek Dr. (1936)



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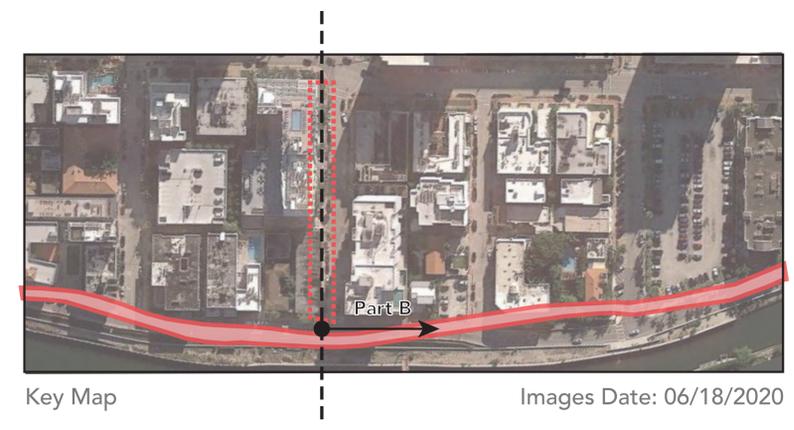
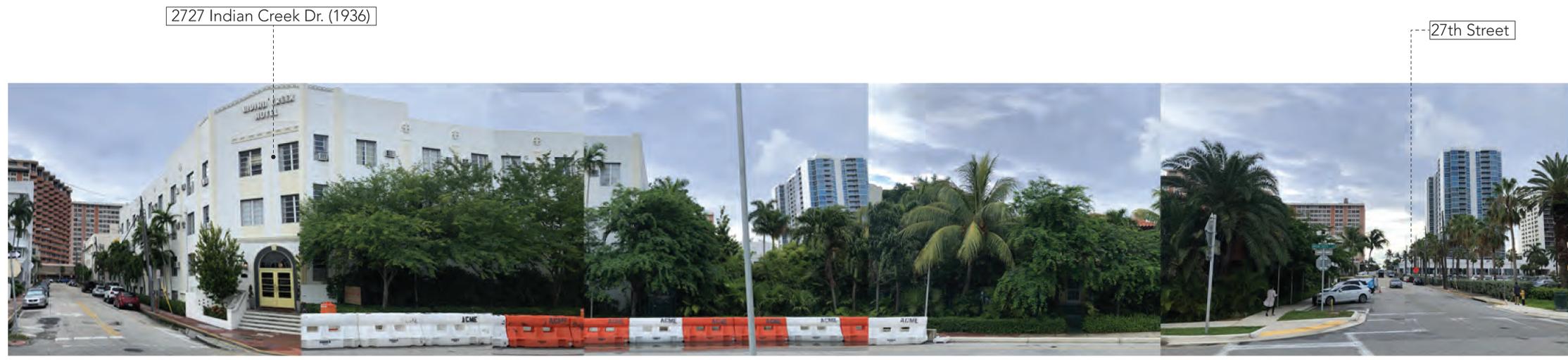
29TH STREET
ELEVATION



Key Map

Images Date: 06/18/2020

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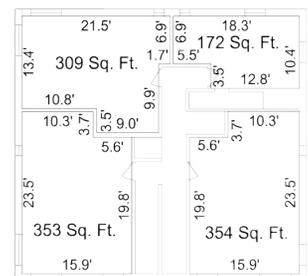
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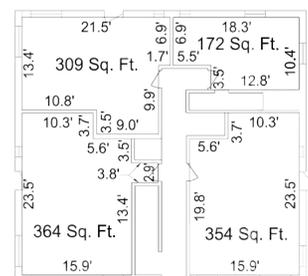
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29TH STREET
 ELEVATION

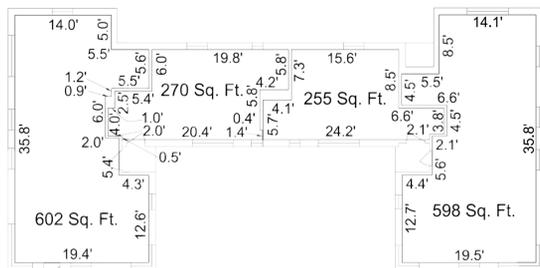


SECOND FLOOR

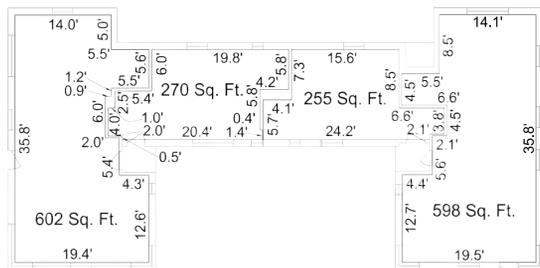


GROUND FLOOR

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



SECOND FLOOR

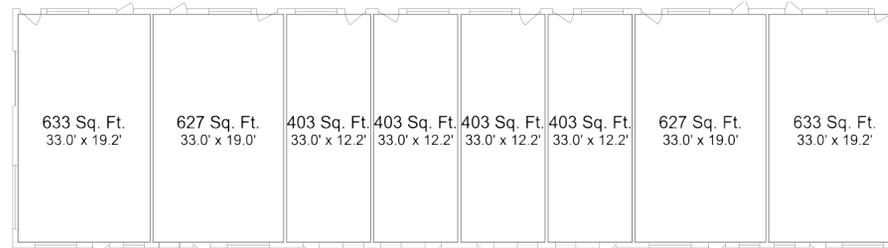


GROUND FLOOR

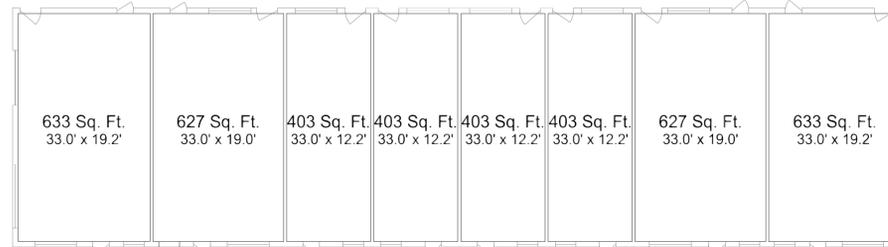
B2-2911 INDIAN CREEK DRIVE
(8 APARTMENT UNITS)
SCALE: 1"=10'



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

	PREPARED FOR: MARRIOTT INTERNATIONAL, INC. 520 N.W. 10TH STREET, SUITE 200, MIAMI, FLORIDA 33136 WWW.MARRIOTT.COM (MARRIOTT) 800.424.2242 FAX: (305) 575-8888 WEBSITE: www.marriott.com U.S. FIDELITY BUSINESS No. 0787	DATE: 24-03-23 JOB ORDER: 13-121 DESCRIPTION: APARTMENT UNIT AREAS	F. B. PG.
	PROJECT NUMBER: 20-031-23 JOB NUMBER: 24-1203 DRAWING NUMBER: B-207408 FILE NUMBER: 10-11414-04 FILE: 2007-09-10-11-14	NOTES: 1) DIMENSIONS UNLESS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM IN G.D. 1100. 2) HAD, FROM ANY SOURCE, NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS UNLESS OTHERWISE NOTED. 3) THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM EXCEPT BY REFERENCE TO OTHER INSTRUMENTS SUCH AS EASEMENTS, RIGHTS OF WAY, RESERVATIONS, ETC. 4) THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. 5) ALL WORK PLOTTED & MADE AND LOGS SET BY THIS FIRM, SET WITH CAP FOR DISK WITH LHM 8787.	

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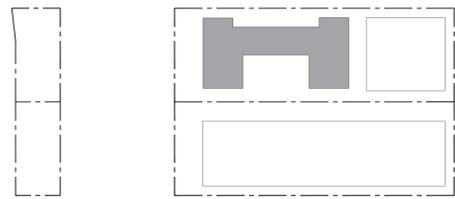
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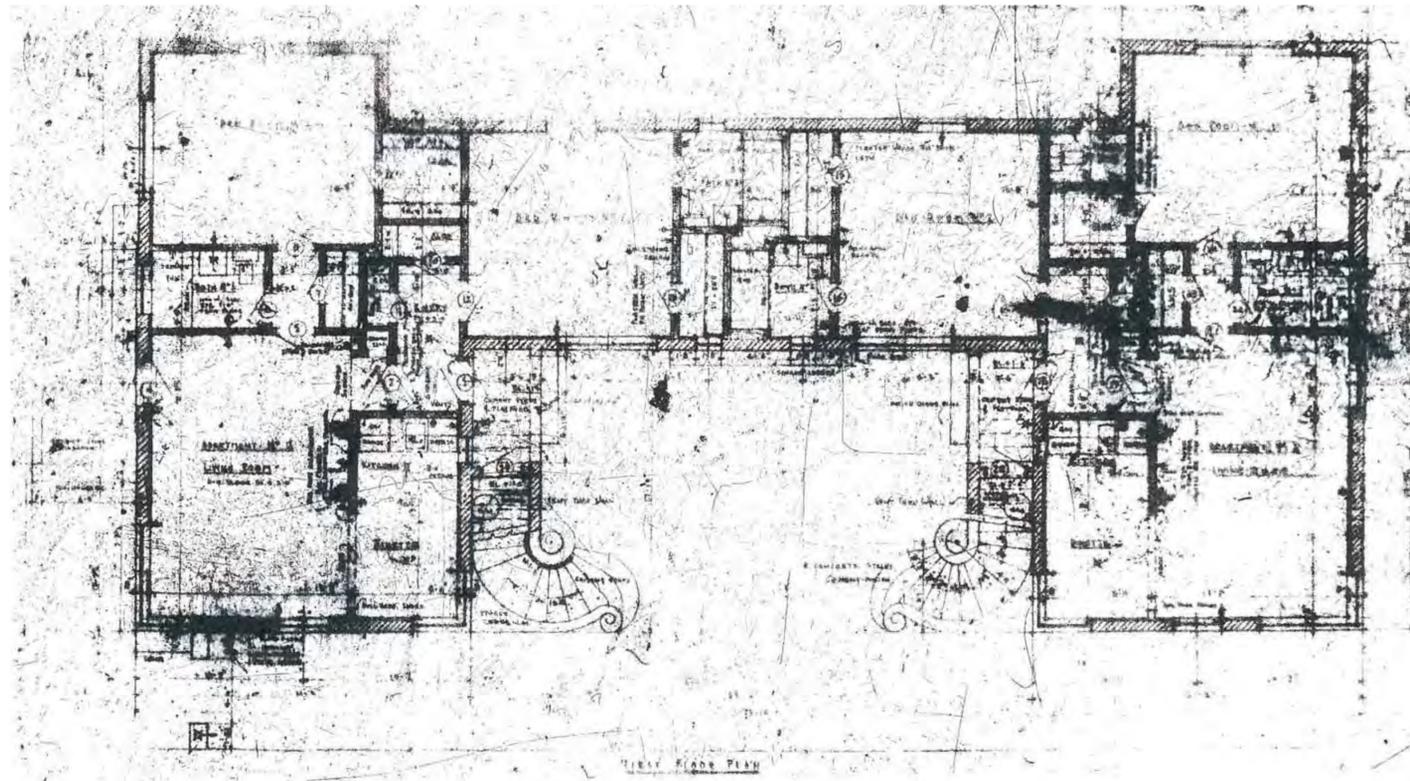
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EXISTING BUILDINGS



Key Plan



Microfilm Floorplan



Panorama



Curbed Stairs



Continuous Banding



Painted Ceramic Tiles



Corner Window Detail

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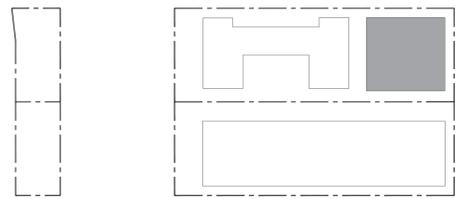
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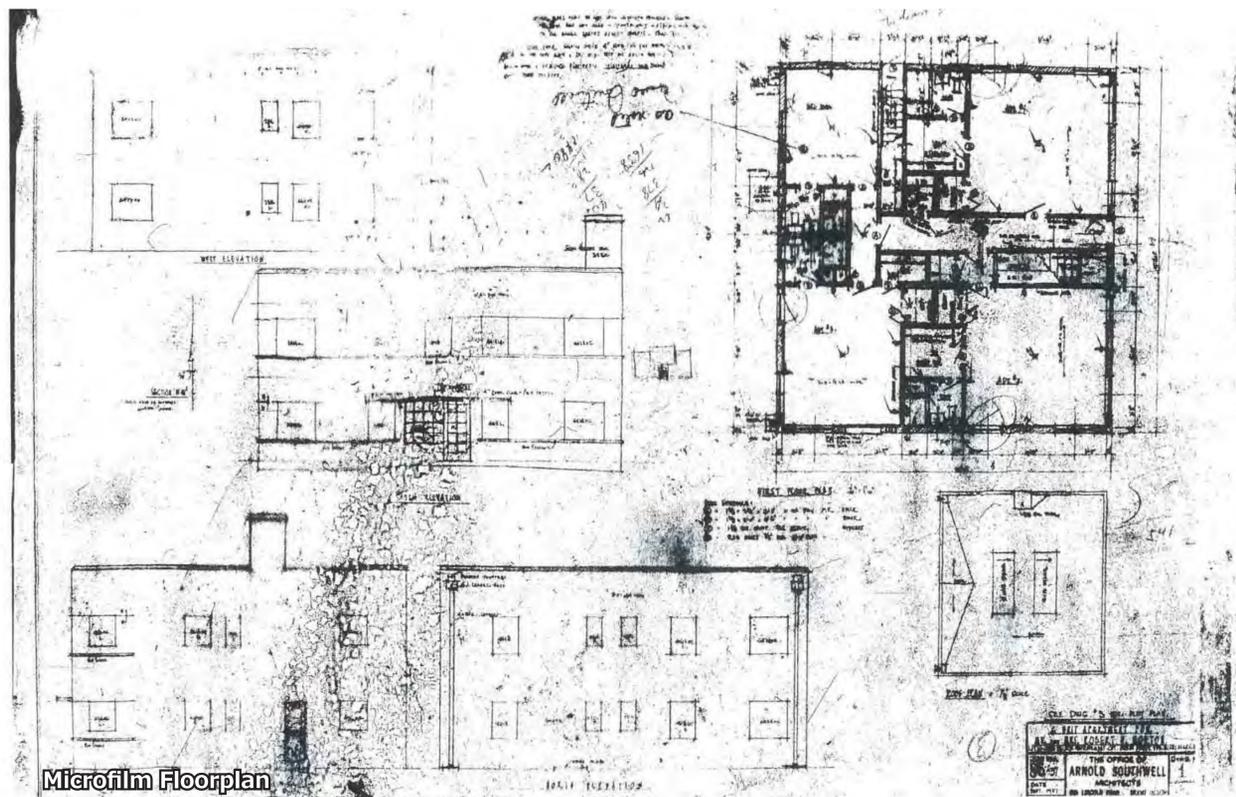
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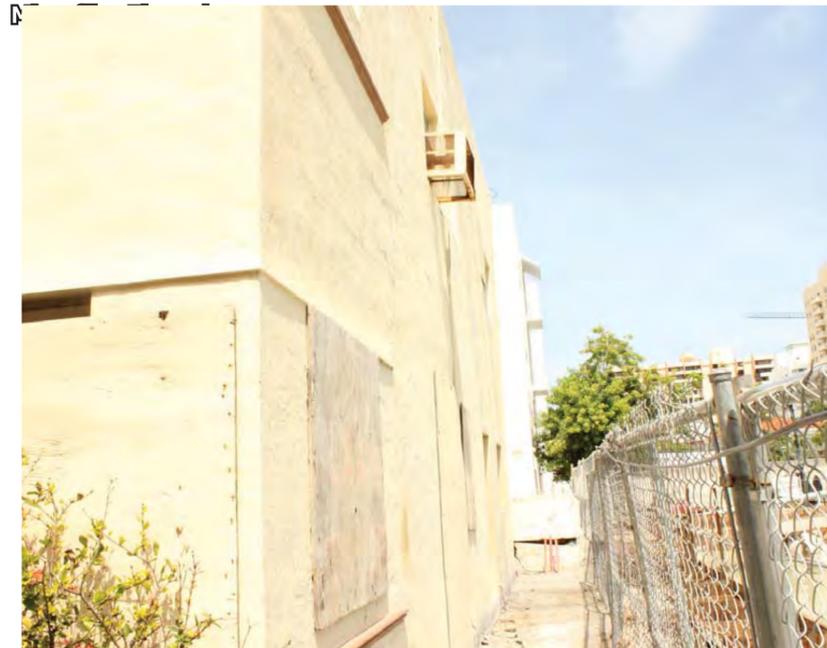
ARCHITECTURAL
FEATURES
(EXISTING
BUILDING)



Key Plan



Microfilm Floorplan



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ARCHITECTURAL
FEATURES
(EXISTING
BUILDING)