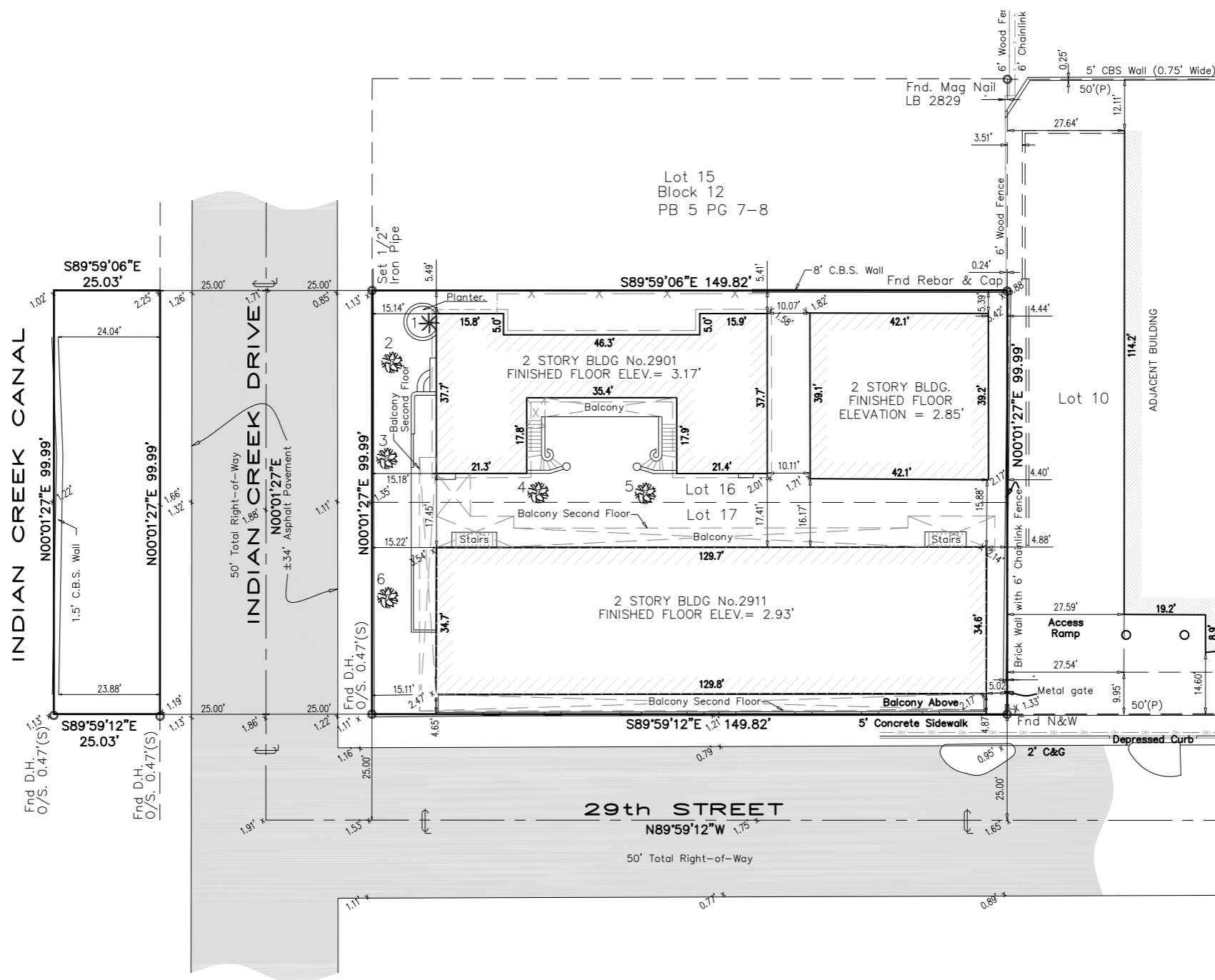
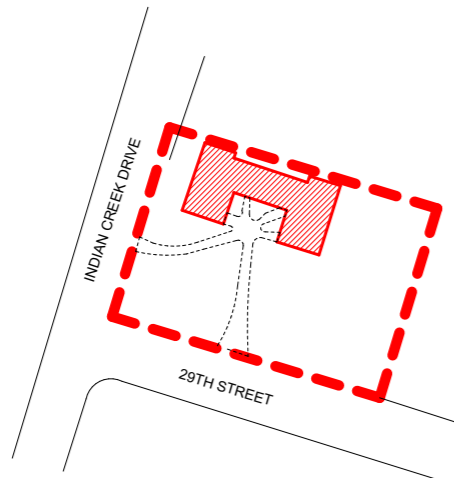


**2901-11 Indian
Creek Drive
(HPB24-0626)**



Original Construction

SITE TIMELINE

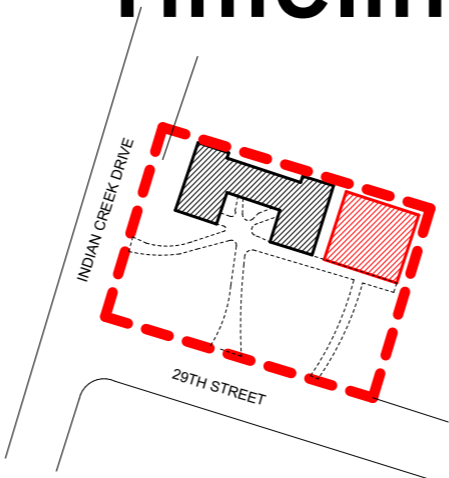


1936



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.

Timeline

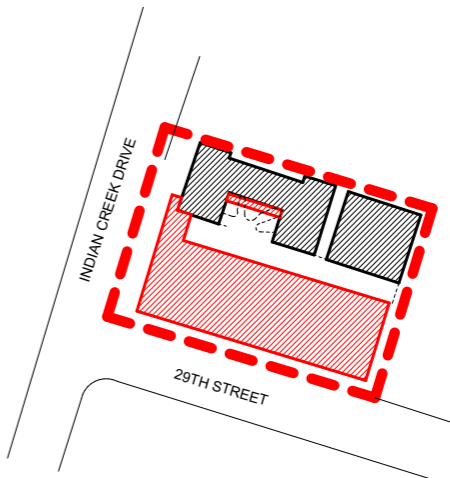


1938



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



1962



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:

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2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
A20000780 020001034 1/02000010

REVISIONS

2002

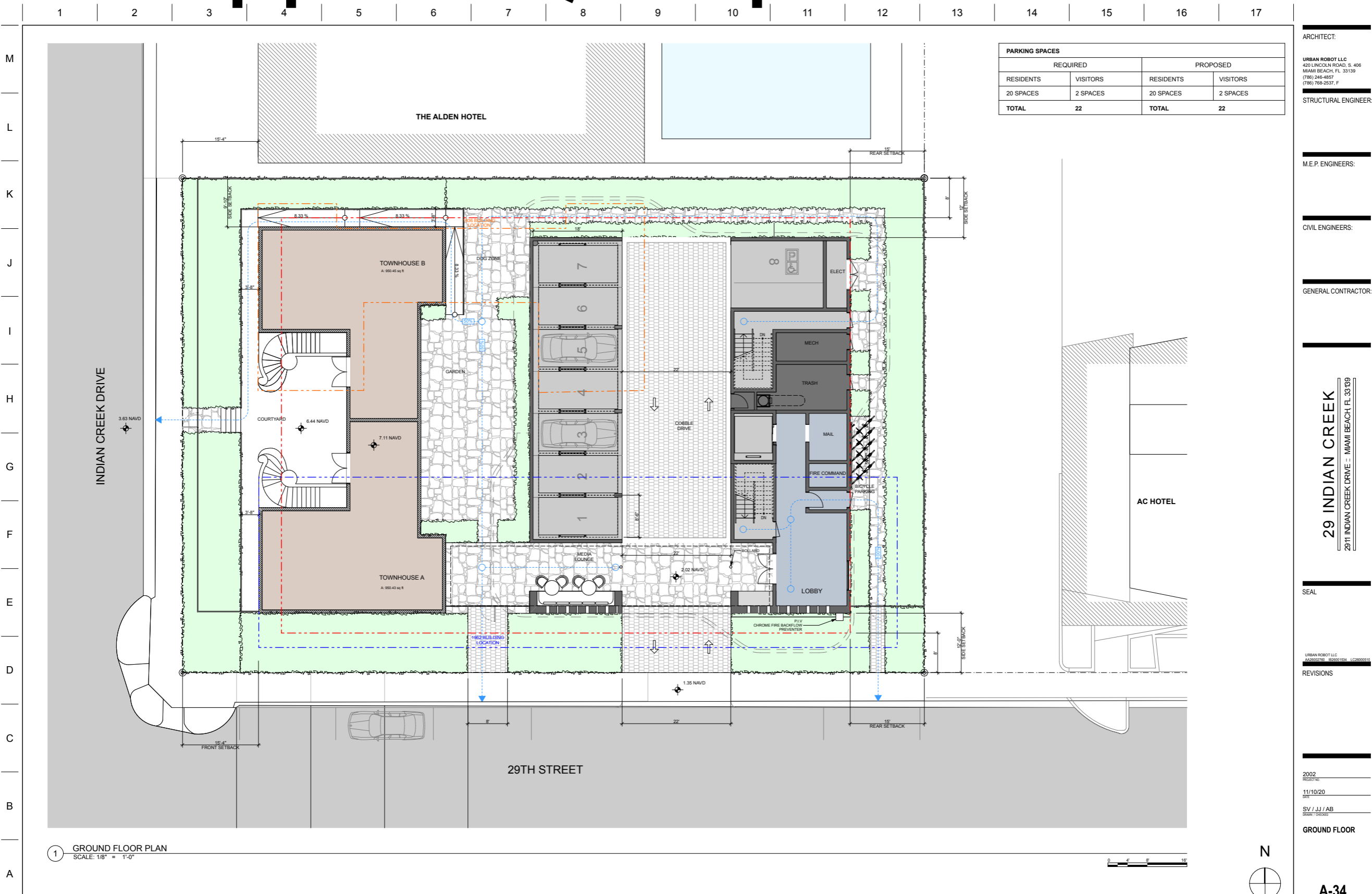
6/14/24

SV / JJ / AB

HISTORIC SITE

A-04

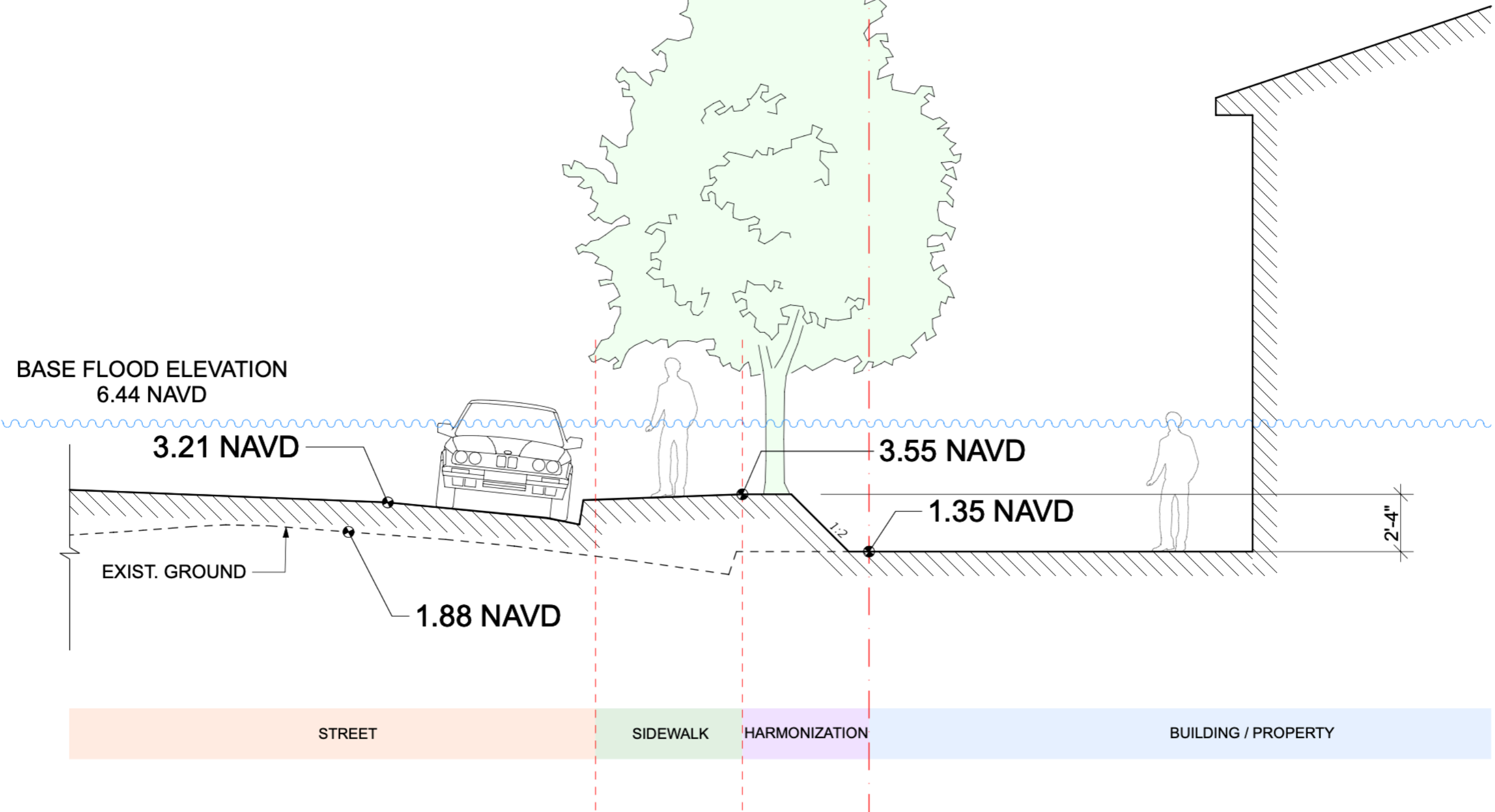
Approved/Proposed Plan



Base Flood Elevation

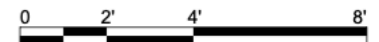


Status Quo After Road Raising



2 CONDITION AFTER RAISING STREET

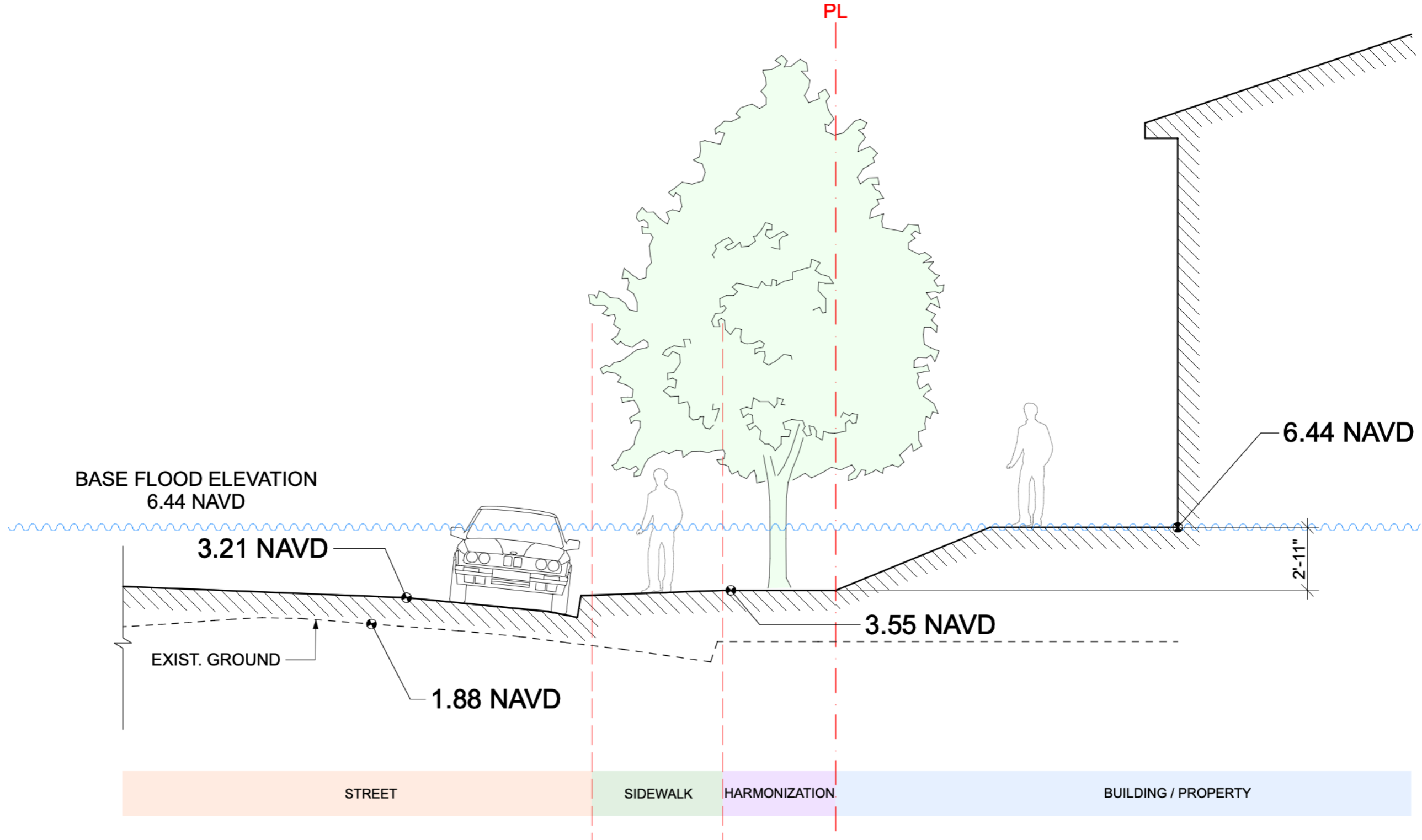
SCALE: 1/4" = 1'-0"

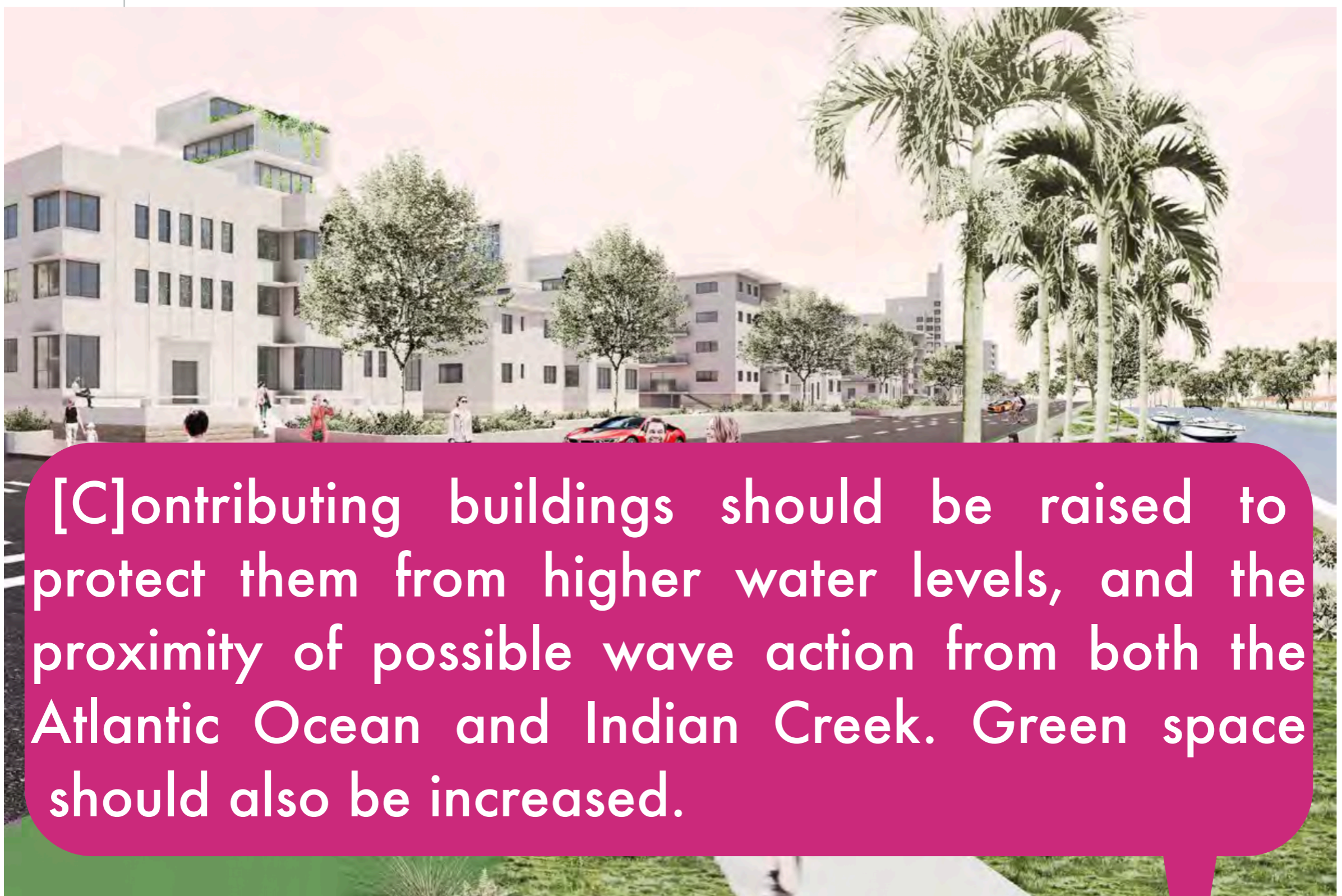


Status Quo After Road Raising



Results of Raising 1936 Structure





[C]ontributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.

Collins Waterfront Study Area | Recommendation: Raise

The narrow urban profile of the Collins Waterfront Study Area is poorly suited for Adapt in Place strategies. The long western flank of the area (Indian Creek Drive) is currently being raised by the City. Here, contributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.



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DATE

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DATE

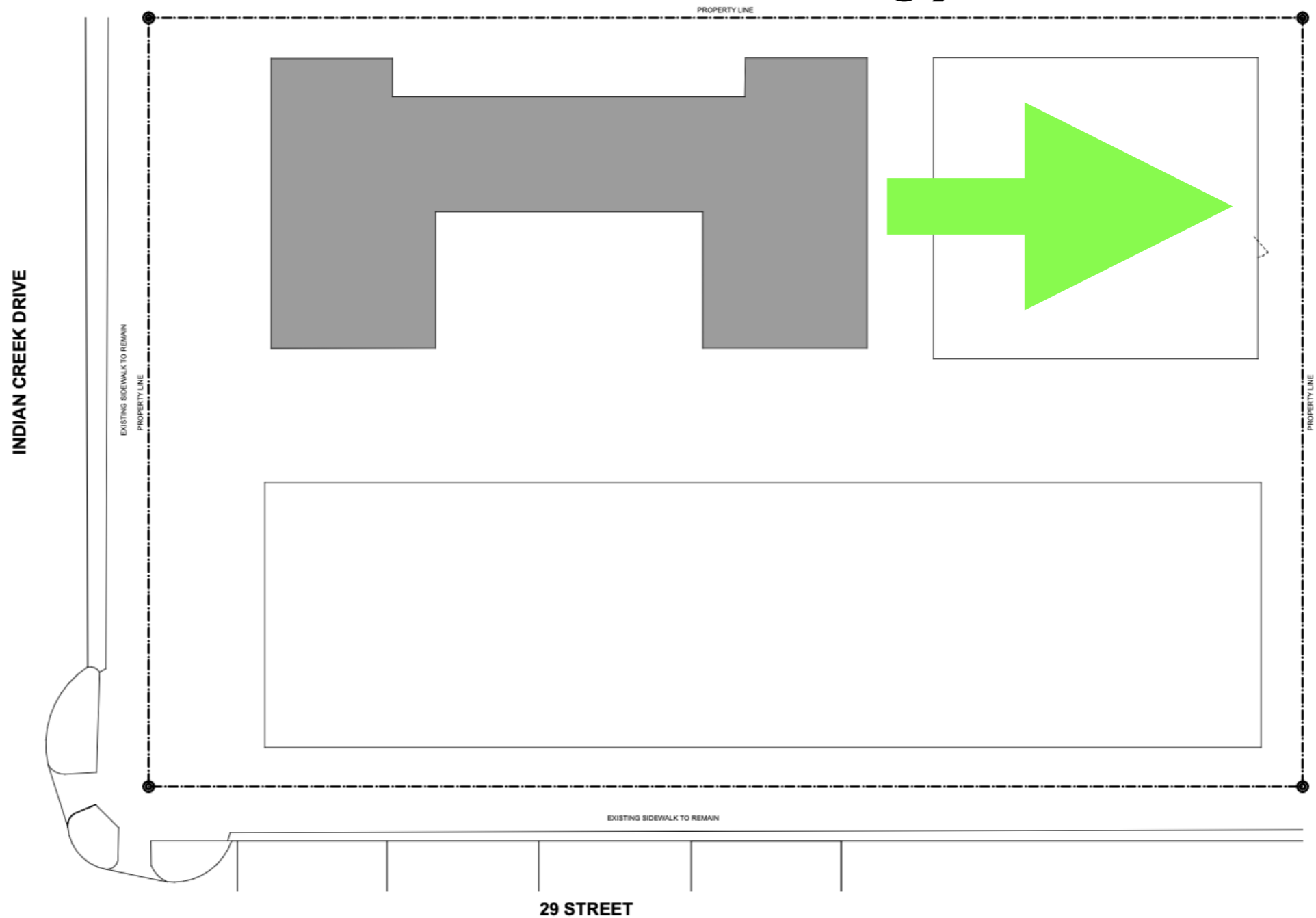
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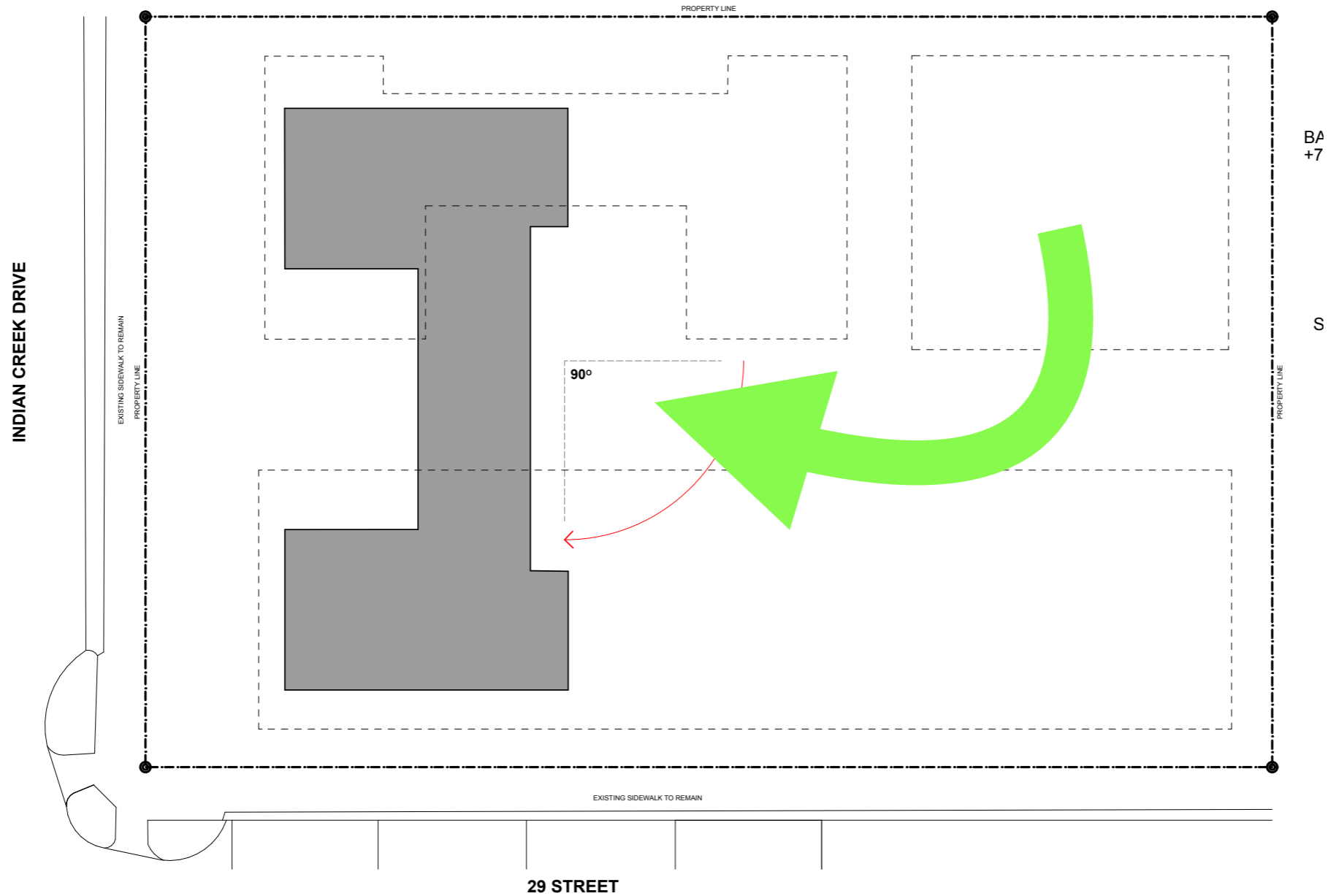
RENDERING

A-37

Original Contemplated Methodology

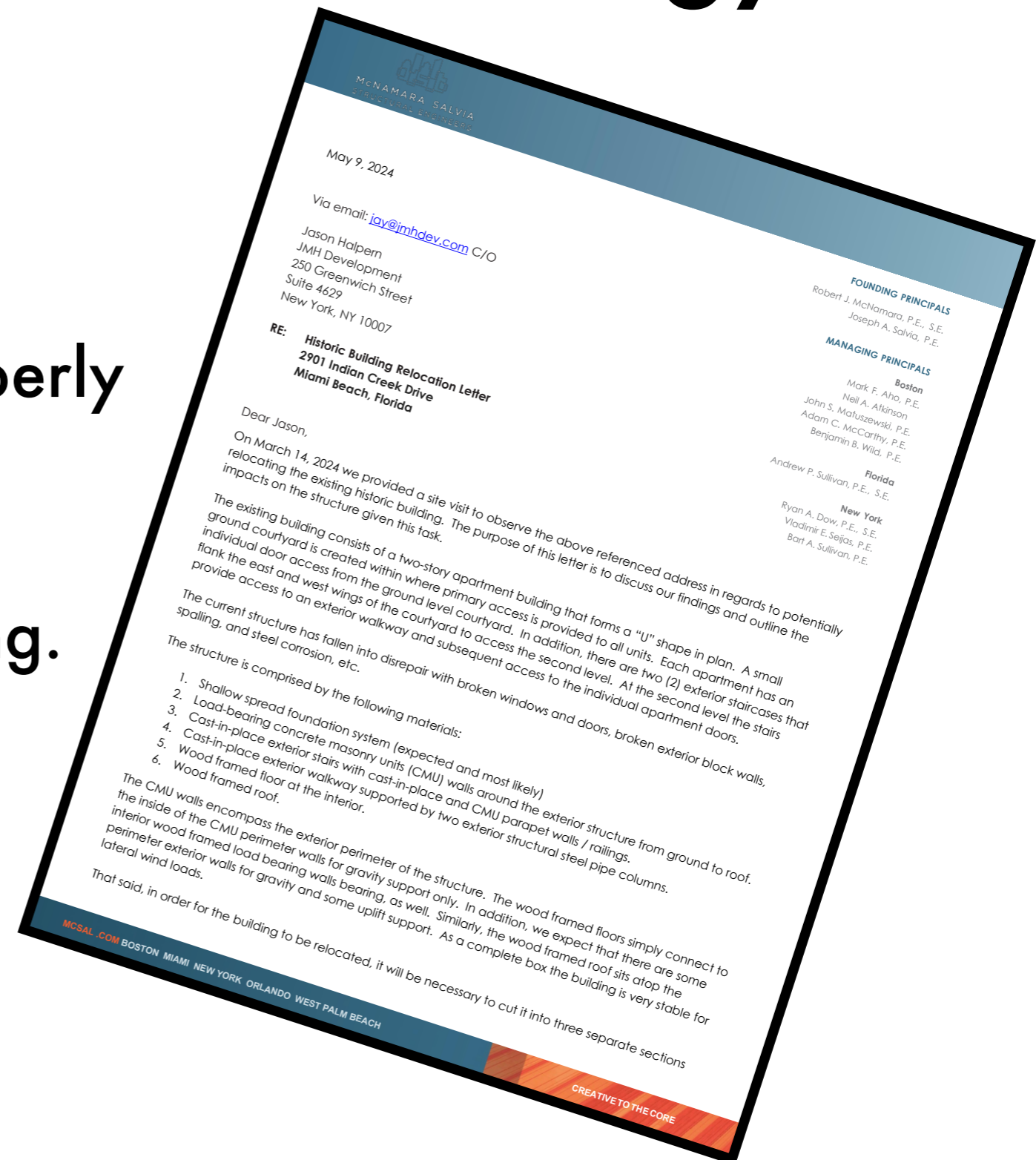


Original Contemplated Methodology



Issues with Methodology

In conclusion, the existing structure building is not properly reinforced nor connected together for the stresses induced by lifting and moving.



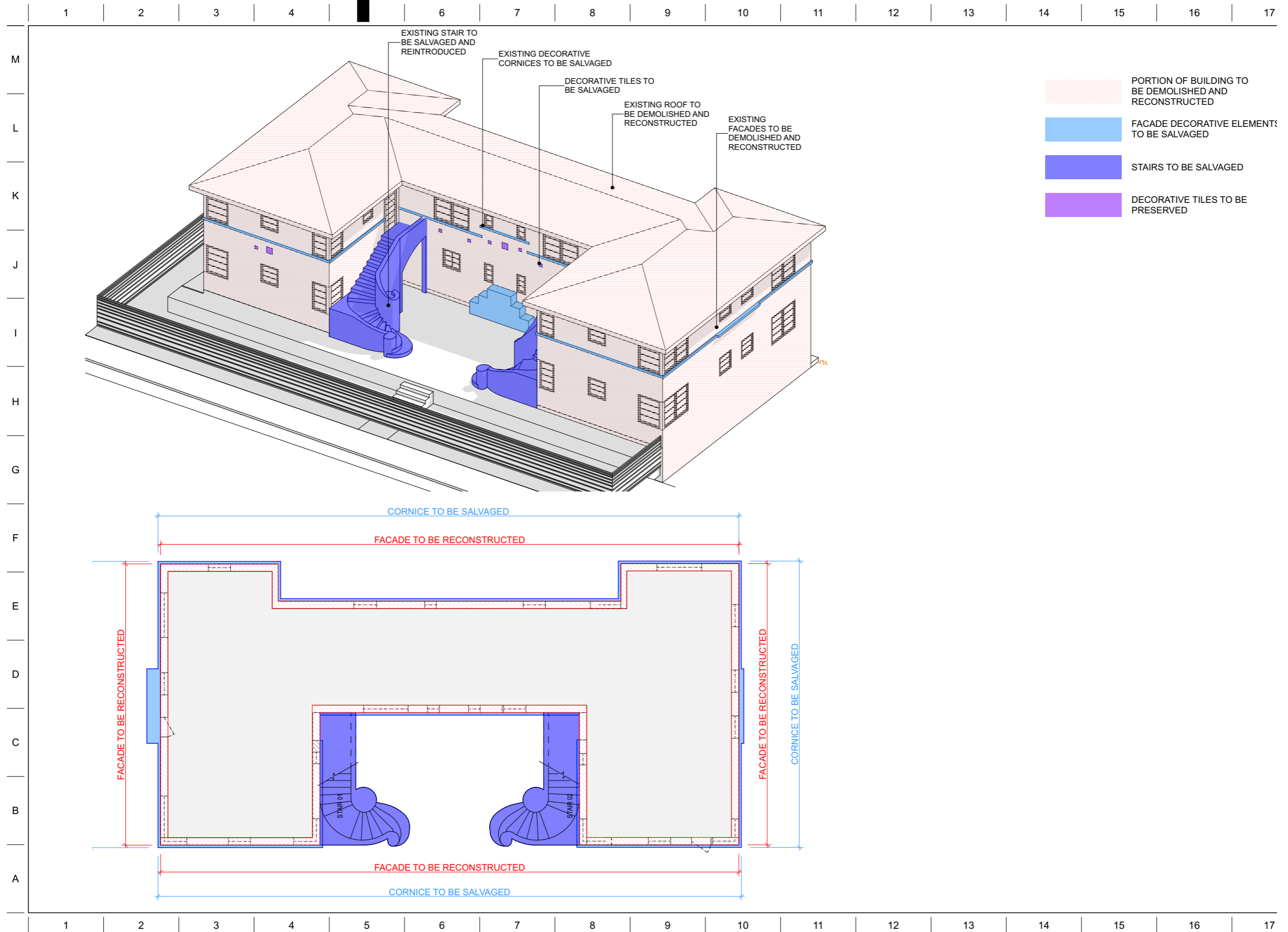
Wall Openings



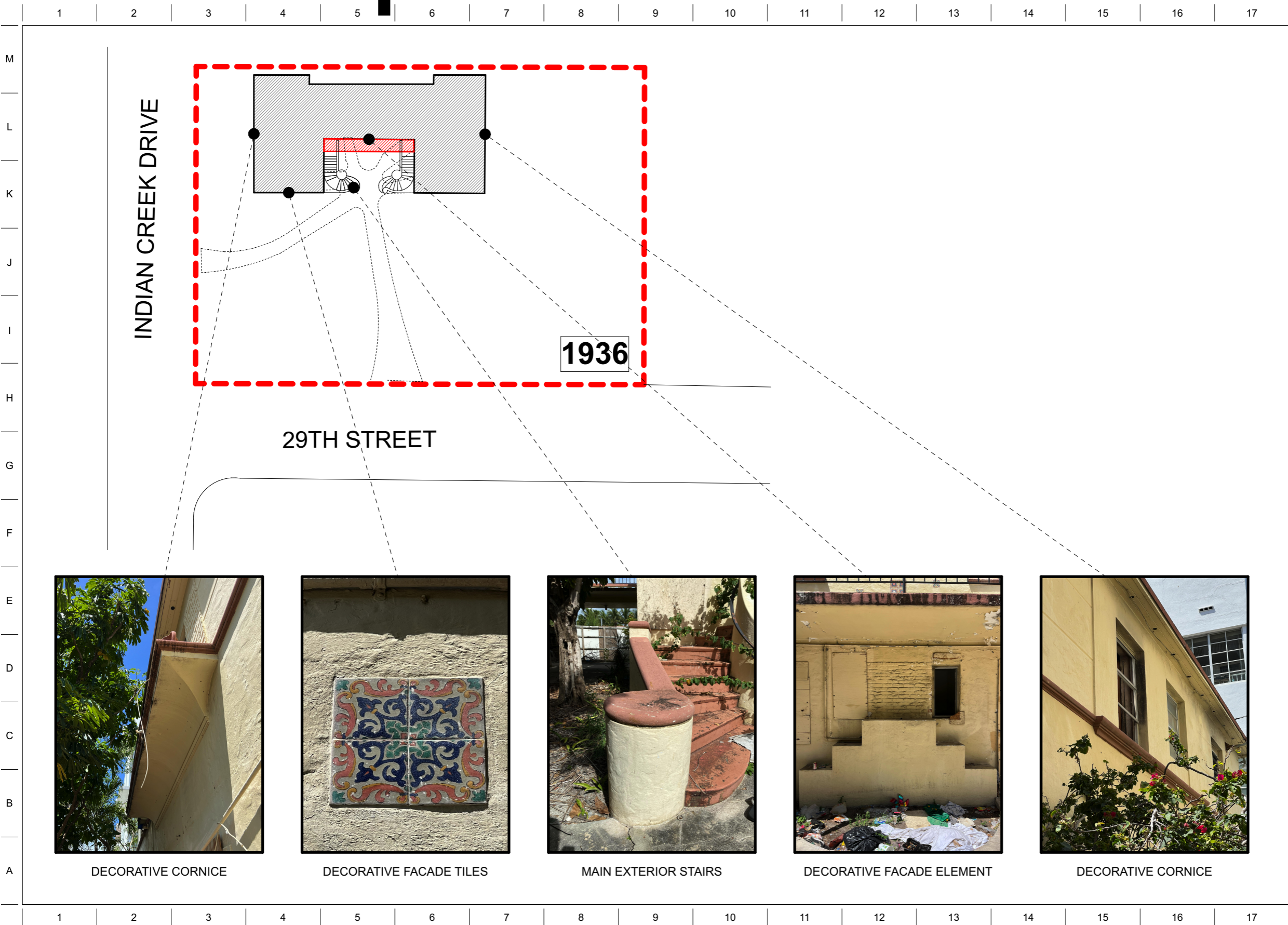
Wall Openings



Proposed Alternative



Proposed Alternative



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REVISIONS

2002

PROJECT NO.

8/2/24

DATE

SV / JJ / AB

DESIGN / CHECKED

HISTORICALLY
SIGNIFICANT
FACADE STUDY

Proposed Alternative



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HISTORIC
BUILDING IMAGES

Development Timeline

- Master Building Permit Approaching Final Review
- Upon Issuance of Master Building Permit (and associated Demolition Permit):
 - Historic Elements Removed from 1936 Building and Moved Off-Site Temporarily.
 - Remaining Structures Removed and Property Cleared and Filled to Current Grade.
- Project Development Begins, Historic Elements Restored.



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RENDERING

A-49

**2901-11 Indian
Creek Drive
(HPB24-0626)**